



ESTATE AGENTS

Flat1, 15, East Ascent, St. Leonards-On-Sea, TN38 0DS

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Price £230,000

PCM Estate Agents present to the market this meticulously REFURBISHED LOWER GROUND FLOOR GARDEN FLAT in the sought-after Mercatoria region of St Leonard's.

Immerse yourself in the VIBRANT ATMOSPHERE just moments away from Kings Road and Normans Road, where a delightful array of shops, cafes, and eateries awaits.

Conveniently linked to London through Warrior Square train station, this property boasts contemporary amenities, including a modern kitchen/shower room and gas-fired central heating.

Step inside to find a spacious entrance hall with bespoke made to measure cupboards, a COSY LIVING ROOM with French doors into the garden, MODERN KITCHEN with a future access point into the garden, a LARGE DOUBLE BEDROOM with access to a shower room in addition of CLOAKROOM located off the entrance hall.

With the added allure of a private entrance and CHARMING COURTYARD GARDENS to both the front and rear, this property defines urban ELEGANCE.

STAIRS DESCENDING

From street level to lower ground floor with front courtyard. There is a right of access over the front courtyard for the leaseholders within the building to gain access to the meter cupboard. Private front door leading to:

ENTRANCE HALL

Spacious with column style radiator and bespoke made to measure fitted cupboards having space and plumbing for washing machine and shelving providing storage. Doorway leading to:

LIVING ROOM

13'2 x 11'3 (4.01m x 3.43m)

Vertical column style radiator, continuation of the engineered walnut flooring, fireplace, television point, double glazed French doors providing outlook and access onto the courtyard patio garden.

KITCHEN

13'3 x 8'2 (4.04m x 2.49m)

Vertical column style radiator, space for tall fridge freezer, space for tumble dryer, cupboard concealed wall mounted boiler, continuation of the engineered walnut flooring. Fitted with a range of lower base cupboards and drawers with complimentary worksurfaces over, electric four ring cooker with oven and grill below, inset down lights, inset one & ½ bowl ceramic drainer-sink with mixer tap, double glazed window and door to side aspect allowing for a pleasant outlook and access onto the patio courtyard style garden.

SEPARATE WC

Pedestal wash hand basin, wc, continuation of the engineered walnut flooring.

BEDROOM

15'9 x 11'6 (4.80m x 3.51m)

Column style radiator, continuation of the engineered walnut flooring, fireplace, two double glazed windows to front aspect, doorway leading to:

SHOWER ROOM

Large walk in shower with chrome shower fixings, waterfall style shower head and further hand-held shower attachment, vanity enclosed wash hand basin with storage set beneath and mixer tap, down lights, wall mounted dehumidifier, wall mounted unit to help with air flow bringing air in from the outside and dispensing it into the entrance hall.

COURTYARD

Patio area, offering a perfect level of space to sit out and enjoy the morning coffee or afternoon glass of wine.

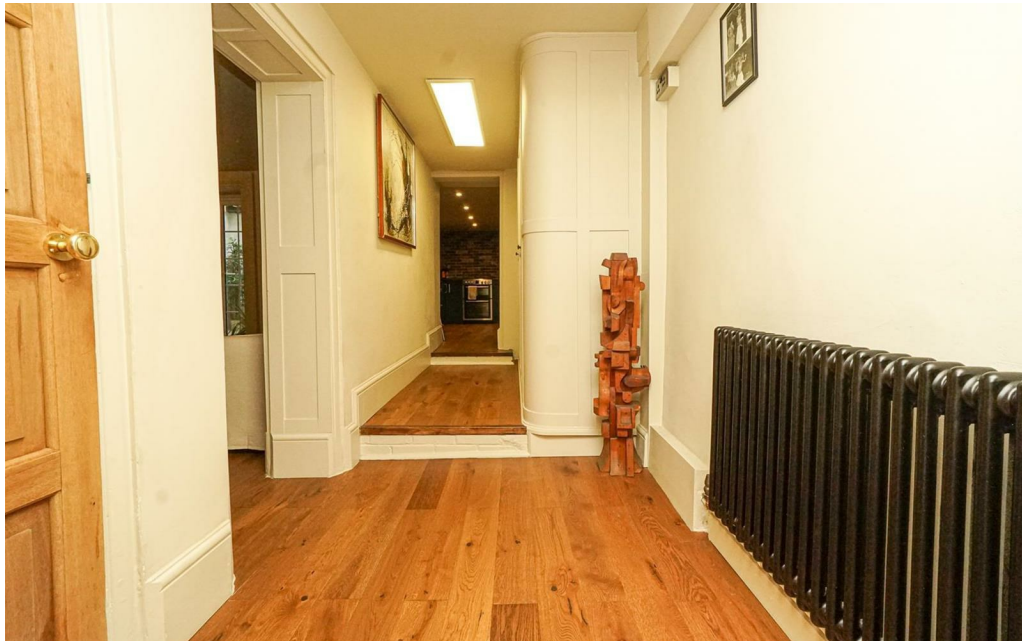
TENURE

We have been advised of the following by the vendor:

Share of Freehold- third share transferrable with the sale of the property.

Lease: TBC

Service Charge: TBC



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee, as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		

PCM endeavour to maintain accurate depictions of properties in Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection. PCM have not tested any services, appliances, equipment or facilities, and nothing in these details should be deemed to be a statement that they are in good working order or that the property is in good structural condition or otherwise.