









Flat 3, 17-19, Norman Road, St. Leonards-On-Sea, TN37 6NH

PCM Estate Agents are delighted to present to the market an opportunity to secure this TOP FLOOR TWO BEDROOM CHAIN FREE FLAT located in the heart of central St Leonards, just a short stroll from the seafront, Warrior Square train station with its convenient links to London and the vibrant and eclectic range of independent shops, cafes, bakery's, bars and pubs within central St Leonards.

Located on the TOP FLOOR with stair access only, the property offers accommodation comprising an entrance hall, OPEN PLAN LOUNGE-DINING-KITCHEN, TWO BEDROOMS and a MODERN BATHROOM. The property has modern comforts including double glazed windows and modern electric heating.

Please call the owners agents now to book your viewing to avoid disappointment.

#### COMMUNAL FRONT DOOR

Leading to:

#### COMMUNAL ENTRANCE HALL

Stairs rising to the top floor, private front door to:

## **ENTRANCE HALL**

Wood laminate flooring, storage cupboard, wall mounted consumer unit for the electrics, wall mounted entry phone system, radiator, double glazed window to rear aspect with opaque glass for privacy. Door to:

# LIVING ROOM

16'4 max x 13'4 max (4.98m max x 4.06m max)

Wood laminate flooring, electric radiator. fitted with a matching range of eye and base level cupboards and drawers with worksurfaces over, inset stainless steel sink with mixer tap, space and plumbing for washing machine, four ring electric hob with oven below and extractor over, integrated dishwasher, tall fridge freezer, double glazed window to front aspect with partial views of the sea in between neighbouring properties. Door to:

# **BEDROOM TWO**

11'2 x 7'4 (3.40m x 2.24m)

Wood laminate flooring, double glazed window to front aspect.

### **BEDROOM ONE**

12'9 x 11'4 (3.89m x 3.45m)

Accessed via the entrance hall, electric radiator, wood laminate flooring, double glazed window to rear aspect.

#### **BATHROOM**

Part tiled walls, tiled flooring, panelled bath with mixer tap and electric shower over bath, vanity enclosed wash hand basin with chrome mixer tap, dual flush low level wc, ladder style heated towel rail, inset down lights, double glazed pattern glass window to rear aspect.

### **TENURE**

We have been advised of the following by the vendor:

Lease: TBC

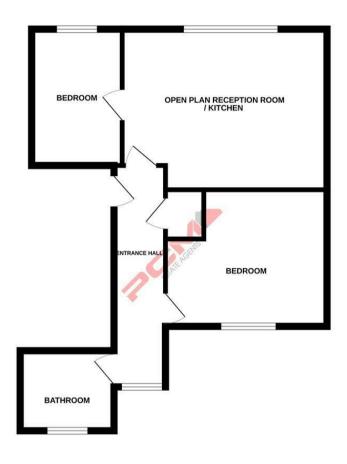
Maintenance: TBC Ground Rent: TBC

Council Tax Band: A





Web: www.pcmestateagents.co.uk



Whate every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, trooms and any other terms are approximate and on responsibility is taken for any error, 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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