

ESTATE AGENTS

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

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Tel: 01424 839111

Offers In Excess Of £175,000

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

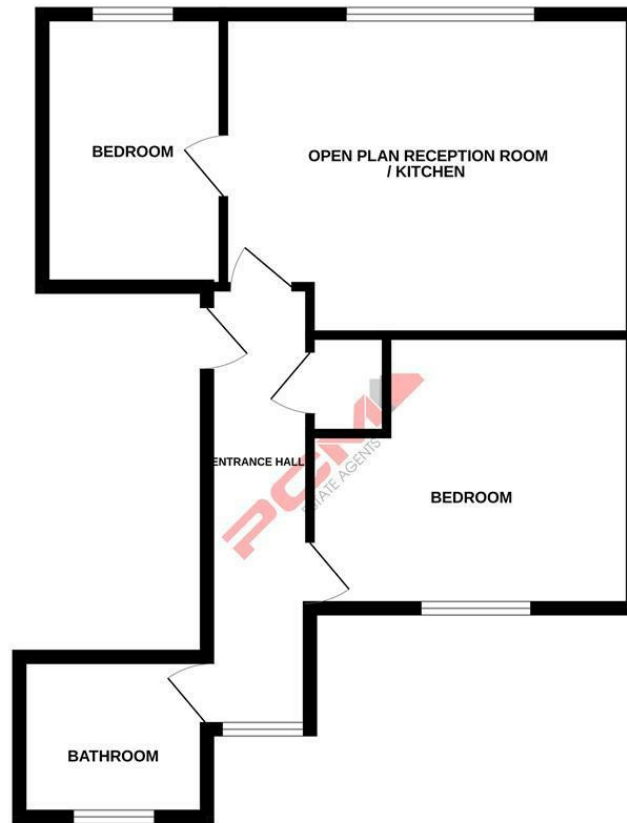
Maintenance: TBC

Ground Rent: TBC

Council Tax Band: A



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			73
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		41	
(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.