



ESTATE AGENTS

**3 Alpine House, Welton Rise, St. Leonards-On-Sea, TN37
7RS**

Web: www.pcmestateagents.co.uk
Tel: 01424 839111

Price £180,000

PCM Estate Agents are delighted to present to the market an opportunity to secure this PURPOSE BUILT FIRST FLOOR TWO BEDROOM FLAT offered to the market with modern benefits including gas fired central heating, double glazing and ALLOCATED PARKING.

Inside this MODERN BUILDING you will find this well-proportioned FIRST FLOOR FLAT offering accommodation comprising entrance hall with AMPLE STORAGE SPACE, DUAL ASPECT LOUNGE-DINER, TWO DOUBLE BEDROOMS, kitchen and bathroom. The bathroom has Jack & Jill access from the entrance hall but also the master bedroom.

Tucked away and located in this sought-after region of St Leonards, close to popular schooling establishments and amenities.

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 first floor, private front door to:

ENTRANCE HALL

Radiator, coving to ceiling, telephone point, storage cupboard, wall mounted entry phone system, door to:

LOUNGE-DINER

15'5 x 14'1 (4.70m x 4.29m)

Dual aspect with double glazed windows to side and front, wood laminate flooring, radiator, coving to ceiling, television point.

KITCHEN

8'4 x 7'9 (2.54m x 2.36m)

Fitted with a matching range of eye and base level cupboards and drawers with worksurfaces over, four ring gas hob with oven below and extractor over, inset one & ½ bowl drainer-sink unit with mixer tap, space and plumbing for washing machine and tumble dryer, space for tall fridge freezer, wall mounted cupboard concealed boiler, part tiled walls, radiator, wood laminate flooring, double glazed window to rear aspect.

BEDROOM

11'7 x 11'5 (3.53m x 3.48m)

Built in wardrobe with mirrored sliding door, coving to ceiling, radiator, double glazed window to rear aspect, door to:

BATHROOM

Jack and Jill style with access from the bedroom and entrance hall. Panelled bath with mixer tap and shower over bath with chrome shower and hand-held shower attachment, dual flush low level wc, pedestal wash hand basin, radiator, shaver point, part tiled walls, down lights, double glazed pattern glass window to rear aspect.

BEDROOM

10'11 x 9'5 (3.33m x 2.87m)

Coving to ceiling, radiator, wood laminate flooring, double glazed window to front aspect.

OUTSIDE

The property has the benefit of an allocated parking bay to the rear.

TENURE

We have been advised of the following by the vendor:

Lease: Approximately 108-109 years remaining.

Maintenance: £1990 per annum approx.

Ground Rent: £150 per annum approx.



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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