



**PCMA**  
ESTATE AGENTS

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**Price £365,000**

FREEHOLD INVESTMENT OPPORTUNITY - TWO SHOPS & TWO APARTMENTS. CURRENTLY PRODUCING APPROXIMATELY £24,000 PER ANNUM (as informed by the vendor). There is a lower ground floor consisting of a SELF-CONTAINED ONE BEDROOM APARTMENT which is currently vacant and in need of finishing, with this included there is a potential income expected to be in the region of £35,000 per annum.

The TWO BEDROOM FLAT was refurbished in recent years but requires some cosmetic improvements. They are currently producing £675 per calendar month but with potential to increase. The GROUND FLOOR consists of TWO SEPERATE COMMERCIAL PREMISES, one being a salon and the other a clothing shop. The BASEMENT AREA has been EXTENDED to create a SELF-CONTAINED ONE BEDROOM GARDEN APARTMENT however is in need of finishing and the access to this apartment is from the right hand side of the terrace via private gates which leads through the garden.

The building presents rendered elevations below a concrete tiled roof with double glazing and the flat has gas central heating. The building as a whole was refurbished approximately 10 years ago but now requires some cosmetic improvement.

#### **TOP FLOOR FLAT**

Hallway with loft access, recessed lighting and radiator.

#### **LIVING ROOM**

12'1" x 11'8" (3.68 x 3.56)

Window to front, radiator, recessed lighting, storage cupboard.

#### **KITCHEN**

39'4" x 7'5" (12 x 2.26)

Window taking in views to the rear, recessed lighting, kitchen fitted with a range of eye and base level cupboards and drawers with work surfaces over, four ring gas hob with oven below, extractor over, stainless steel sink with mixer tap and drainer, wall mounted gas fire boiler and radiator.

#### **BEDROOM ONE**

11'10" x 11'8" (3.61 x 3.56)

Window to rear aspect, double radiator, recessed lighting.

#### **BEDROOM TWO**

11'8" x 8'8" (3.56 x 2.64)

Window to front, recessed lighting, radiator.

#### **BATHROOM**

Window to side, tiled floor, part tiled walls, white panelled bath with shower over, low level wc, pedestal wash hand basin, heated towel rail.

#### **COMMERCIAL ONE**

26'4" x 8'3" (8.03 x 2.51)

Slate tiled floor, recessed lighting, currently trading as a hair salon.

#### **REAR WASH ROOM**

11'3" x 9'5" (3.43 x 2.87)

Window to rear and fitted with a range of base and wall mounted cabinets with work surfaces over, stainless steel sink, recessed lighting, window to rear.

#### **REAR SALON**

9'0" x 5'3" (2.74 x 1.60)

Recessed lighting, slate flooring, double doors to rear decked area taking in views over the garden.

#### **COMMERCIAL TWO**

18'0" x 12'0" (5.49 x 3.66)

Slate flooring, double radiator, recessed lighting.

#### **KITCHENETTE**

7'1" x 4'0" (2.16 x 1.22)

Fitted with wall and base mounted cupboards, work surfaces over, space for fridge.

#### **CLOAKROOM**

Low level wc, pedestal wash hand basin with mixer tap.

#### **LOWER GROUND FLOOR APARTMENT**

Accessed via the right hand side of the terrace via a private garden which leads through the private garden. The lower floor has been extended to create a spacious one bedroom apartment which is in need of finishing, however presents an excellent investment opportunity.



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.

