



ESTATE AGENTS

**27B, Magdalen Road, St. Leonards-On-Sea, TN37 6EP**

Web: [www.pcmestateagents.co.uk](http://www.pcmestateagents.co.uk)  
Tel: 01424 839111

**Price £195,000**



PCM Estate Agents are delighted to present to the market an opportunity to secure this LOWER GROUND FLOOR TWO DOUBLE BEDROOM GARDEN FLAT offered to the market CHAIN FREE and with modern benefits including gas fired central heating and partially double glazed windows where stated.

Step inside to a large entrance hall, LOUNGE-DINER, kitchen, TWO DOUBLE BEDROOMS and a bathroom. The garden is a particular feature offering a RELATIVELY LEVEL area of outside space to sit out and enjoy, or for the garden enthusiast to landscape.

Located on this sought-after road within St Leonards, close to Warrior Square train station and within easy reach of Kings Road and Norman Road with their vast range of local amenities and of course St Leonards seafront.

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

#### **WOODEN PARTILALY GLAZED FRONT DOOR**

Opening to:

#### **HALLWAY**

With further wooden partially glazed door opening to:

#### **ENTRANCE HALL**

Wall mounted consumer unit for the electrics, coving to ceiling, wood laminate flooring, radiator, dado rail, door to:

#### **LOUNGE-DINER**

14'8 x 11'7 (4.47m x 3.53m)

Wood laminate flooring, double radiator, coving to ceiling, double glazed French doors onto a private garden, doorway leading to:

#### **KITCHEN**

10'1 x 6'2 (3.07m x 1.88m)

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 drainer-sink unit with mixer tap, space and plumbing for washing machine, space for dishwasher, part tiled walls, wood laminate flooring & coving to ceiling.

#### **BEDROOM ONE**

14'3 x 13'2 (4.34m x 4.01m)

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

#### **BEDROOM TWO**

12'9 x 9' (3.89m x 2.74m)

Coving to ceiling, double radiator, wood laminate flooring, double glazed window and door to side aspect overlooking and providing access onto the private garden.

#### **BATHROOM**

Panelled bath with mixer tap and shower attachment, low level wc, pedestal wash hand basin with tiled splashback, radiator, part tiled walls, down lights, coving to ceiling, wood effect laminate flooring.

#### **GARDEN**

Concrete patio abutting the property, walled boundaries, section of lawn and gated rear access.

#### **TENURE**

We have been advised of the following by the vendor:

Lease: 99 years from 2006, approximately 81 years remaining.

Service Charge: Approx. £1560 per annum

Ground Rent: £0

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.  
Made with Metropix ©2024

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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	75	80

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