



ESTATE AGENTS

Ground Floor Flat 3, Horntyne Road, St. Leonards-on-sea, TN37 6RT

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

Price £175,000

PCM Estate Agents are delighted to present to the market an opportunity to secure this GROUND FLOOR TWO BEDROOM GARDEN FLAT offered to the market CHAIN FREE and conveniently positioned in this sought-after region of St Leonards, close to popular schooling establishments and nearby local amenities.

Inside, the property offers accommodation comprising a LOUNGE-DINER, kitchen, TWO BEDROOMS and a bathroom. The property has a GOOD SIZED PRIVATE REAR GARDEN, gas fired central heating and double glazing.

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

COMMUNAL FRONT DOOR

Leading to:

COMMUNAL ENTRANCE HALL

Private front door to:

ENTRANCE HALL

Exposed wooden painted floorboards, inset down lights, storage cupboard.

LOUNGE-DINING ROOM

15'8 x 11'5 (4.78m x 3.48m)

Fireplace, coving to ceiling, television point, radiator, exposed wooden floorboards, steps descending with door leading to:

INNER HALLWAY

Double glazed windows to rear aspect, loft hatch providing access to an area of loft space, radiator and doors opening to kitchen, bathroom and bedroom two.

KITCHEN

8'10 x 6'3 (2.69m x 1.91m)

Built with a range of matching eye and base level cupboards and drawers with worksurfaces over, four ring gas hob with oven below and fitted cooker hood over, inset ceramic one & ½ bowl drainer-sink with mixer tap, space for tall fridge freezer, space and plumbing for washing machine, wall mounted boiler, part tiled walls, wood laminate flooring, double glazed window to side aspect.

BEDROOM ONE

14'3 into bay x 12'1 (4.34m into bay x 3.68m)

Fireplace, coving to ceiling, double glazed bay window to front aspect.

BEDROOM TWO

9'2 x 7'3 (2.79m x 2.21m)

Radiator, coving to ceiling, double glazed window to rear aspect, door opening to side leading to garden.

BATHROOM

Panelled bath with shower over bath, pedestal wash hand basin, low level wc, part tiled walls, radiator, double glazed pattern glass window to side aspect.

REAR GARDEN

Private and in need of some cultivation, laid to lawn with patio, fenced boundaries and wooden shed.

TENURE

We have been advised of the following by the vendor:

Lease: Approx. 89 years remaining.

Maintenance: Approx. £1282 per annum

Ground Rent: Approx. £50 per annum.

Sub Letting & Air BnB: Consent Required

Pets: Written consent required, Dog has been permitted.

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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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) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		54	
(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	