



PCMA
ESTATE AGENTS

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Price £165,000

PCM Estate Agents are delighted to present to the market an opportunity to secure this PURPOSE BUILT GROUND FLOOR ONE BEDROOM FLAT offered to the market with ALLOCATED PARKING and a PRIVATE PAVED PATIO GARDEN. Offered to the market CHAIN FREE with a SHARE OF FREEHOLD.

This REFURBISHED GROUND FLOOR FLAT offers accommodation comprising an entrance hall with ample storage space, lounge, MODERN KITCHEN, LARGE DOUBLE BEDROOM and a SHOWER ROOM. There is also a PAVED PATIO GARDEN offering ample outside space for a bistro style table and chairs to sit out and enjoy and also space for potted plants. The property has electric heating and double glazed windows.

Located within the Silverhill region of St Leonards, close to local amenities and within easy reach of Alexandra Park. Please call the owners agents now to book your viewing.

COMMUNAL FRONT DOOR

Leading to communal entrance hall, with private front door to:

ENTRANCE HALL

Newly carpeted with a wall mounted electric panel radiator, two storage cupboards one of which housing the hot water tank, coving to ceiling, double glazed door leading to a private patio.

LIVING ROOM

13' x 10'9 (3.96m x 3.28m)

Coving to ceiling, television point, wall mounted electric panel radiator, double glazed window to front aspect.

KITCHEN

8'8 x 8'2 (2.64m x 2.49m)

Modern and newly fitted with a range of eye and base level cupboards and drawers with solid wood worktops over, electric hob with oven below and fitted cooker hood over, inset drainer-sink unit with mixer spray tap, space for tall fridge freezer, space for slimline dishwasher and space and plumbing for washing machine, part tiled walls, tiled flooring, coving to ceiling, double glazed window to rear aspect looking onto the private patio.

BEDROOM

11'10 x 8'4 (3.61m x 2.54m)

Wall mounted electric panel radiator, coving to ceiling, double glazed window to side aspect.

SHOWER ROOM

Large walk in shower with electric shower, concealed cistern dual flush low level wc, vanity enclosed wash hand basin with mixer tap, ladder style heated towel rail, tiled walls, tiled flooring, extractor fan for ventilation, double glazed frosted glass window to side aspect.

PATIO

Paved patio garden fully enclosed and private, providing ample space for a bistro style table and chairs and some potted plants.

TENURE

We have been advised of the following by the vendor:
33.3% Share of Freehold - Transferrable with the sale.

Lease: 996 (999 years from 1st January 2021)

Maintenance: £0

Ground Rent: £0

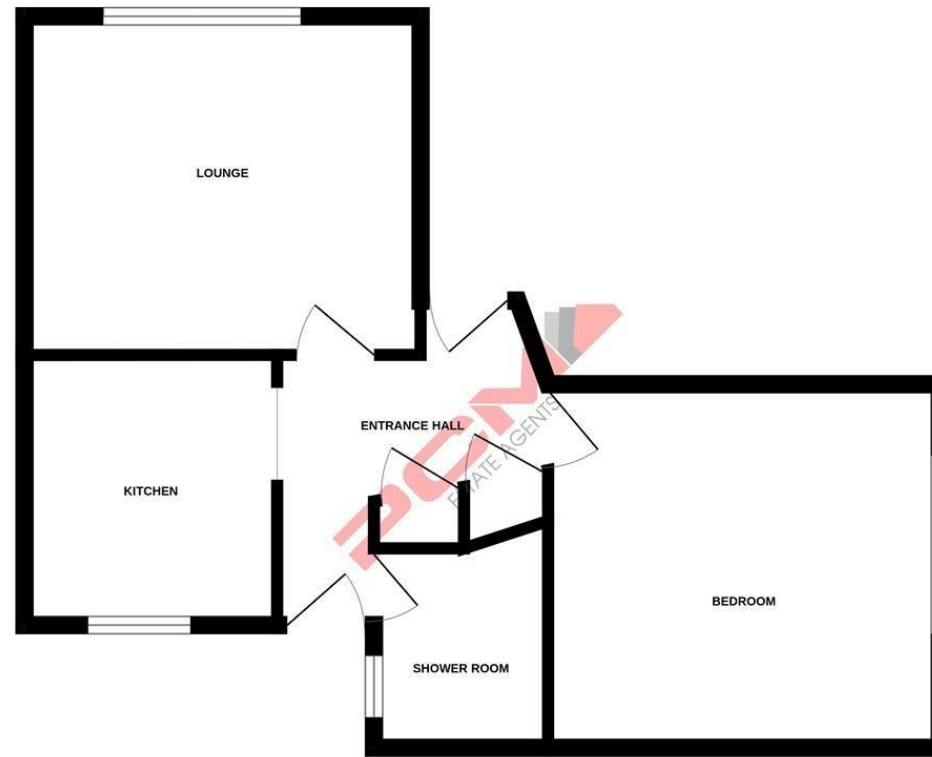
Sub Letting: Not allowed.

Pets: Not allowed.

Air BnB: Not allowed.



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		56	64
(39-54) E			
(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	