



ESTATE AGENTS

3 Avon Court, The Green, St. Leonards-On-Sea, TN38 0SY

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Offers In Excess Of £335,000

A spacious TWO BEDROOM GROUND FLOOR APARTMENT with LARGE GARDEN, AMPLE OFF ROAD PARKING, detached DOUBLE GARAGE and a SHARE OF FREEHOLD. Set within this highly sought-after leafy St Leonards road, considered to be within easy reach of central St Leonards and the seafront.

The property boasts SPACIOUS ACCOMODATION throughout, accessed via its own private entrance and comprising a porch, entrance hallway, 19ft LOUNGE, separate kitchen, TWO DOUBLE BEDROOMS with one of these enjoying its own WALK IN WARDROBE, and a modern bathroom suite. Externally the property benefits from the aforementioned DOUBLE GARAGE in addition to TWO AREAS OF OFF ROAD PARKING for multiple vehicles and a GENEROUS PRIVATE GARDEN.

The property is one of four flats set within this CONVERTED DETACHED VILLA, set back from the road and located within this incredibly sought-after region of St Leonards, within easy reach of central St Leonards with its range of boutique shops, bars and restaurants, St Leonards Warrior Square with its mainline railway station and seafront.

Please call PCM Estate Agents now to arrange your immediate viewing to avoid disappointment.

PRIVATE FRONT DOOR

Leading to:

ENTRANCE PORCH

Large under stairs storage cupboard, door to:

ENTRANCE HALLWAY

Spacious with storage cupboards, wall mounted thermostat control, radiator.

LOUNGE

19'11 x 15' (6.07m x 4.57m)

Spacious light and airy room with double glazed window to front aspect, radiators, picture rail.

KITCHEN

13'4 x 10'10 (4.06m x 3.30m)

Comprising a range of eye and base level units with worksurfaces over, five ring gas hob with extractor above, integrated oven and grill, integrated dishwasher,

space for fridge freezer, double glazed sliding patio doors to rear aspect, radiator, door to:

UTILITY ROOM

6'4 x 4'11 (1.93m x 1.50m)

Wall mounted gas fired boiler, ample space for additional appliances including plumbing for washing machine, vent for tumble dryer, double glazed window to side aspect.

BEDROOM

18'9 x 10'11 (5.72m x 3.33m)

Double glazed window to front aspect, radiator, shower with shower screen, wash hand basin with tiled splashback and storage below, macerator toilet,

BEDROOM

12' x 11'11 (3.66m x 3.63m)

Walk in wardrobe, double glazed window to rear aspect, radiator.

BATHROOM

7'8 max x 6'6 (2.34m max x 1.98m)

Modern suite comprising a panelled bath with mixer tap and shower attachment, shower screen, dual flush wc, wash hand basin with storage below, chrome ladder style radiator, two double glazed windows to side aspect.

OUTSIDE

Accessed via a lengthy shared driveway the property boasts two areas of off road parking for ample vehicles, one next to the garden and the other in front of the garage. The property also boasts a generous garden which is predominantly level and mainly laid to lawn, but also features a range of mature shrubs, plants and trees, enclosed fenced boundaries and greenhouse. There is also a courtyard area located between the garage and the property itself.

DETACHED DOUBLE GARAGE

A particular feature of the property, with up and over door, windows to rear and side aspects.

TENURE

We have been advised of the following by the vendor:

25% Share of freehold transferrable with the sale.

Lease: TBC

Maintenance: TBC

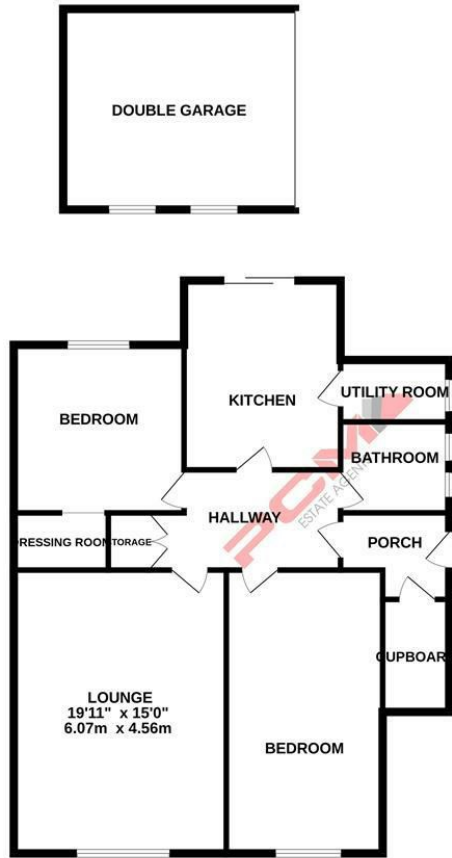
Sub Letting: Not Allowed







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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Energy Efficiency Rating		Current	Potential
(92 plus) A		65	73
(81-91) B			
(69-80) C			
(55-68) D			
(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
(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	

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.