



ESTATE AGENTS

48, Lovat Mead, St. Leonards-On-Sea, TN38 8EH

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Price £160,000

PCM Estate Agents are delighted to offer for sale this BEAUTIFULLY PRESENTED and MODERN TWO BEDROOM FIRST FLOOR APARTMENT with ALLOCATED PARKING and a LENGTHY LEASE. Located within this popular region of West St Leonards, within close proximity to the seafront.

The property offers SPACIOUS ACCOMODATION throughout comprising an entrance hallway, OPEN PLAN LOUNGE-KITCHEN, TWO DOUBLE BEDROOMS and a bathroom. The property further benefits from a LENGTHY LEASE of approximately 108 YEARS REMAINING and an ALLOCATED CAR PARKING SPACE.

Located within reach of central St Leonards, Hastings town centre and Bexhill. Please call now to arrange your immediate viewing to avoid disappointment.

COMMUNAL ENTRANCE

With stairs rising to the first floor, private front door to:

ENTRANCE HALLWAY

Spacious with storage cupboard, wall mounted thermostat control, wall mounted telephone entry point, door to:

KITCHEN-LIVING ROOM

16'5 x 14'10 (5.00m x 4.52m)

Modern and comprising a range of eye and base level units with worksurfaces over, four ring induction hob with extractor above and oven below, space for fridge freezer, space and plumbing for washing machine, stainless steel inset sink with mixer tap, wall mounted gas fired boiler, double glazed window to front aspect, open plan to the lounge area with double glazed window to front aspect, radiator, and television point.

BEDROOM

11'3 x 9'11 (3.43m x 3.02m)

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

BEDROOM

11'3 x 10'3 (3.43m x 3.12m)

Double glazed window to rear aspect, radiator,

BATHROOM

Panelled bath with mixer tap and shower attachment, wash hand basin with tiled splashback, dual flush wc, ladder style radiator, part tiled walls, extractor fan.

OUTSIDE

The property also has the benefit of an allocated parking space.

TENURE

We have been advised of the following by the vendor:

Lease: 125 years from 2007 (approximately 108 years remaining)

Maintenance & Ground Rent: Approximately £1896 per annum

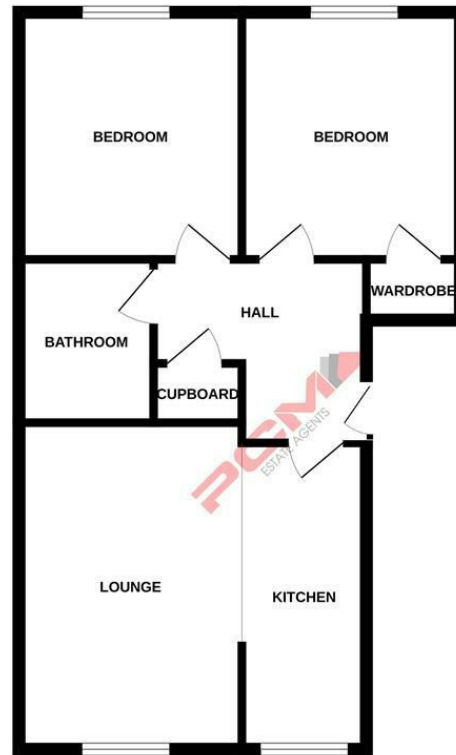
Sub Letting: No

Air BnB: No

Pets: Unsure



GROUND FLOOR



LOVAT MEAD, BEXHILL ROAD

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		77	77
(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
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	