



ESTATE AGENTS

22a, Bohemia Road, St. Leonards-On-Sea, TN37 6RB

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Price £140,000

PCM Estate Agents are delighted to offer to market this **STYLISH ONE BEDROOMED GROUND FLOOR APARTMENT** with **PRIVATE COURTYARD** located in this highly sought-after Bohemia region of St Leonards, just a short stroll from the picturesque Alexandra Park and also within close proximity to central St Leonards with its range of boutique bars and restaurants and Warrior Square railway station.

The property has been renovated to an exceptionally high standard throughout and boasts **SPACIOUS ACCOMMODATION** comprising a porch, entrance hallway, **LOUNGE** with **EXPOSED BRICK WALL** and doors opening up onto the courtyard, **MODERN FITTED KITCHEN**, **ONE DOUBLE BEDROOM** with a **LUXURY EN SUITE SHOWER ROOM** plus an additional wc. The property is offered to the market **CHAIN FREE** with a **LENGTHY LEASE**.

If you are looking for a **BEAUTIFUL APARTMENT** within St Leonards look no further than this **STUNNING EXAMPLE** and call the owners sole agent now to book your immediate viewing to avoid disappointment.

PRIVATE FRONT DOOR

Leading to;

SPACIOUS PORCH

Ample storage space, wall mounted gas fired boiler, door to;

ENTRANCE HALLWAY

Inset ceiling spotlight, radiator, door to;

LOUNGE

14'2 max x 13'10 (4.32m max x 4.22m)

Double doors opening up onto the private courtyard, column style radiator, exposed brick wall, inset ceiling spotlights, open plan to;

KITCHEN

8'6 x 5'5 (2.59m x 1.65m)

Modern and fitted with a range of eye and base level units with worksurfaces over, four ring electric hob with oven below, integrated fridge freezer, window to rear aspect.

BEDROOM

12' max x 11'4 (3.66m max x 3.45m)

Double glazed bay window to front aspect, column style radiator, inset ceiling spotlights, door to;

EN SUITE SHOWER ROOM

Luxury fitted room with walk in double shower, rainfall style shower attachment, wash hand basin set into vanity unit, radiator, tiled walls, inset ceiling spotlights, extractor fan, tiled flooring.

SEPARATE WC

Dual flush wc, wash hand basin with storage below, inset ceiling spotlights, extractor fan.

COURTYARD

The property benefits from a private and secluded rear courtyard which is ideal for seating and entertaining.

TENURE

We have been advised of the following by the vendor;

Lease: 105 years approximately

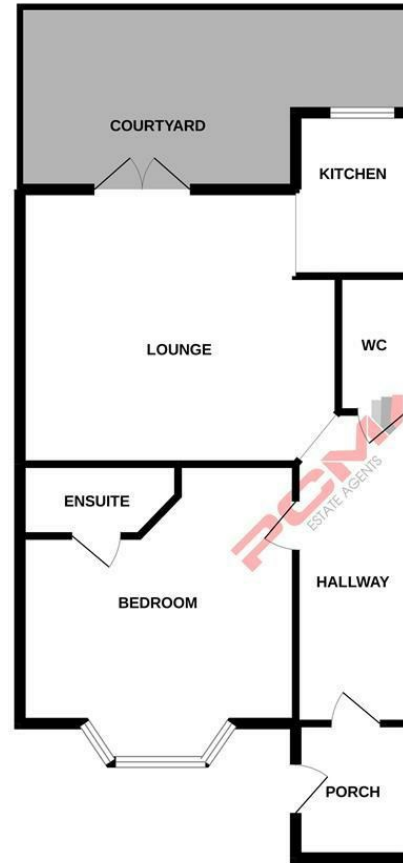
Ground Rent: £100 per annum

Maintenance: 25% of any costs, as & when needed

Council Tax Band: A



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplans 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
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		73	78
(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	

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.