



ESTATE AGENTS

23b, Cornfield Terrace, St. Leonards-On-Sea, TN37 6JD

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Offers In Excess Of £145,000

A BEAUTIFULLY PRESENTED ONE BEDROOM GROUND FLOOR APARTMENT, offered to the market CHAIN FREE and with a SHARE OF FREEHOLD. The property is considered an ideal FIRST TIME PURCHASE or HOLIDAY HOME BY THE SEA.

The property offers spacious accommodation throughout comprising an entrance hallway, STYLISH OPEN PLAN LIVING ROOM with EXPOSED BRICK WALL and FEATURE FIREPLACE, ONE DOUBLE BEDROOM and a LUXURY SHOWER ROOM.

Located within this sought-after region of St Leonards, within easy reach of central St Leonards and Warrior Square with its mainline railway station and seafront, as well as being within reach of Alexandra Park.

Viewing comes highly recommended for those seeking a STYLISH APARTMENT within a sought-after location, please call PCM Estate Agents now to arrange your immediate viewing to avoid disappointment.

COMMUNAL ENTRANCE

With private front door leading to:

ENTRANCE HALLWAY

Under stairs storage cupboard with shelving built into recess, door to:

OPEN PLAN LIVING ROOM-KITCHEN

15'8 x 11'1 (4.78m x 3.38m)

Modern and comprising a range of eye and base level units with worksurfaces over, four ring gas hob with extractor above and oven below, integrated fridge, integrated freezer, integrated washing machine, feature exposed brick wall, lounge area comprising a feature fireplace with double glazed bay window to front aspect letting in ample light.

BEDROOM

12'5 max x 10'8 max (3.78m max x 3.25m max)

Double glazed window to side aspect, two radiators.

SHOWER ROOM

Modern suite comprising walk in double shower with rainfall style shower attachment, floating wash hand basin, wc, chrome ladder style radiator, two double glazed windows to rear and side aspects, inset ceiling spotlights.

TENURE

We have been advised of the following by the vendor:

50% Share of Freehold

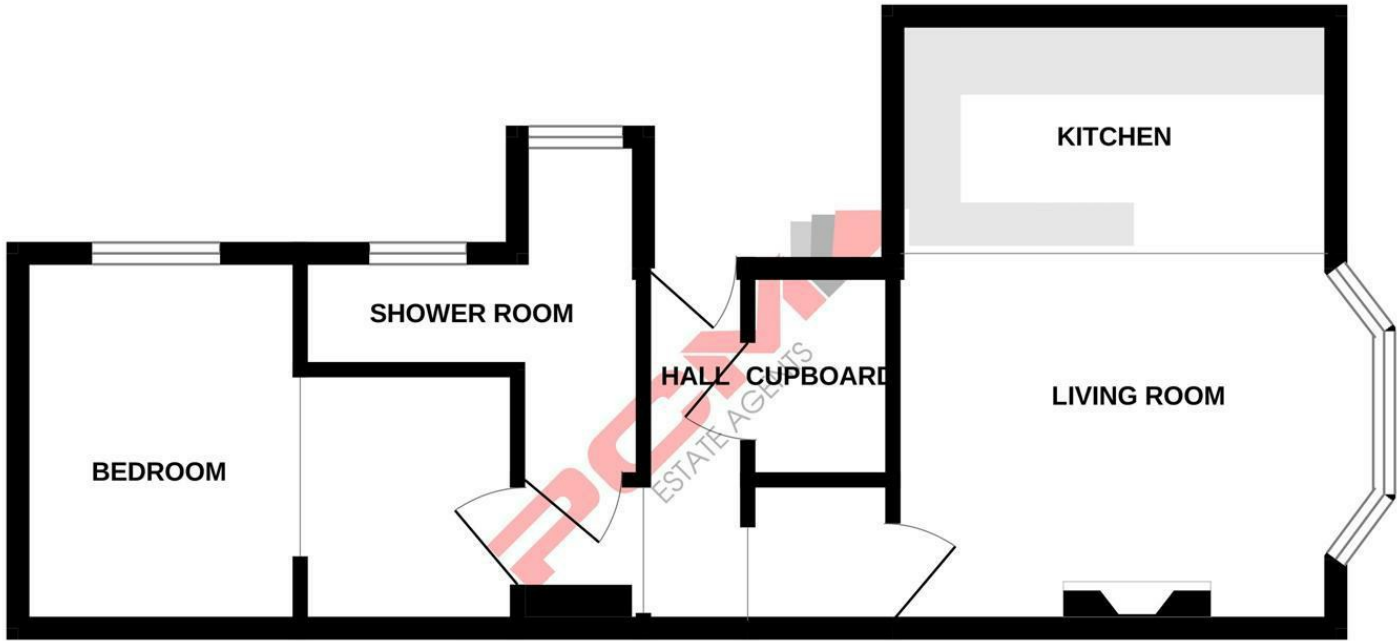
Lease: 114 years approx. remaining.

Maintenance: As & When

Ground Rent: £0



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
Very energy efficient - lower running costs			
(92 plus) A			
(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		68	77
	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.