



ESTATE AGENTS

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Offers In The Region Of £300,000

PCM Estate Agents are delighted to present to the market this RARELY AVAILABLE and CHAIN FREE well-presented and spacious TWO DOUBLE BEDROOM, TWO BATHROOM, FIRST FLOOR PURPOSE BUILT APARTMENT in a sought-after location, with ALLOCATED PARKING and use of COMMUNAL GARDENS.

The apartment offers well-appointed and spacious accommodation comprising an entrance hall with AMPLE STORAGE SPACE, DOUBLE ASPECT OPEN PLAN LOUNGE-DINING ROOM-KITCHEN, MASTER BEDROOM with BUILT IN WARDROBES and EN SUITE SHOWER ROOM, further DOUBLE BEDROOM with built in wardrobes and a family bathroom. This apartment offers benefits including gas fired central heating, double glazing and HIGH SPECIFICATION finishes including GRANITE WORKTOPS and INTEGRATED APPLIANCES within the kitchen.

Located on this sought-after road within St Leonards, set back from the road in a PRIVATE AND SECLUDED POSITION, within easy reach of bus routes. Viewing comes highly recommended, please call the owners agents now to book your viewing.

COMMUNAL FRONT DOOR

Leading to:

COMMUNAL ENTRANCE HALL

Stairs and lift rising to the first floor, private front door to:

ENTRANCE HALL

Inset down lights, coving to ceiling, radiator, wall mounted entry phone system. wall mounted security alarm pad, large built in cloaks/ storage cupboard, wall mounted thermostat control for gas fired central heating.

OPEN PLAN LOUNGE-DINING-KITCHEN

25'9 x 11'3 (7.85m x 3.43m)

Measurement excludes door recess, dual aspect room with double glazed window to side and double glazed windows and French doors to front aspect with Juliette balcony having metal and glass balustrade, coving to ceiling, down lights, television and telephone points, radiator. The kitchen itself is fitted with a matching range of eye and base level cupboards and drawers fitted with soft

close hinges and having complimentary stone countertops and matching upstands over, wall mounted cupboards concealed boiler, inset one & ½ bowl drainer-sink unit with mixer tap, five ring gas hob with oven below and extractor over, integrated fridge freezer, integrated washing machine and integrated dishwasher, under cupboard lighting.

BEDROOM

14'5 x 11'4 (4.39m x 3.45m)

Coving to ceiling, telephone point, radiator, built in wardrobes, double glazed windows and doors to front aspect overlooking the front grounds, Juliette balcony with metal balustrade and glass, door to:

EN SUITE

Walk in shower enclosure, low level wc, pedestal wash hand basin, ladder style heated towel rail, part tiled walls, tiled flooring, coving to ceiling, extractor fan for ventilation, down lights.

BEDROOM

10'7 x 9'2 (3.23m x 2.79m)

Coving to ceiling, radiator, built in wardrobes, double glazed window to front aspect overlooking the front grounds.

BATHROOM

Panelled bath with mixer tap and shower attachment, low level wc, pedestal wash hand basin with mixer tap, part tiled walls, tiled flooring, radiator, down lights, extractor fan for ventilation.

ALLOCATED PARKING

Allocated bay and also visitors parking.

COMMUNAL GARDENS

Located at the rear.

TENURE

We have been advised of the following by the vendor:

Share of Freehold - transferrable with the sale.

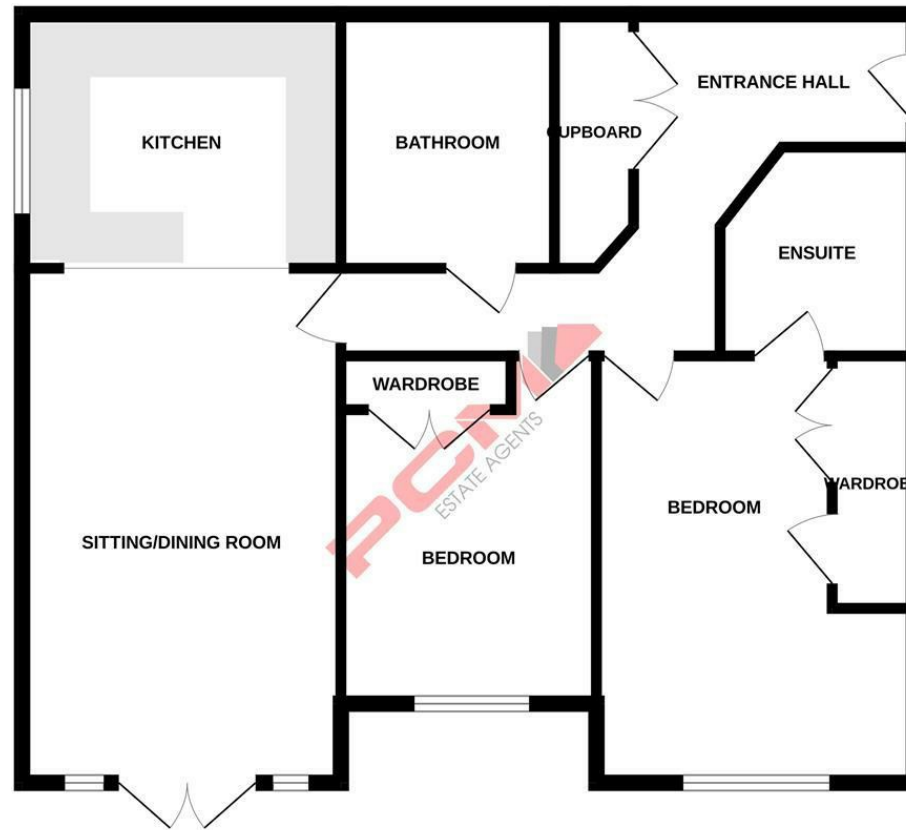
Lease: 125 years from 2005 (Approx. 107 years remaining)

Maintenance: Approx. £2403 per annum.

Council Tax Band: C



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		
(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	