



ESTATE AGENTS

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Offers In Excess Of £300,000

PCM Estate Agents are delighted to present to the market an opportunity to secure this PURPOSE BUILT, TWO DOUBLE BEDROOM, GROUND FLOOR GARDEN FLAT with LEVEL FRONT AND REAR ACCESS, GARAGE and PARKING. Offered to the market CHAIN FREE and with a SHARE OF FREEHOLD.

This GROUND FLOOR PURPOSE BUILT FLAT features a SECLUDED LEVEL REAR GARDEN which is a real gardeners delight having a decked patio, section of lawn and established planted borders, shrubs and perennial plants. The property has front and side sections of garden which wrap around the property.

Inside, the property enjoys benefits including gas fired central heating, double glazing and exceptionally well-proportioned and well-presented accommodation comprising an entrance lobby with AMPLE STORAGE SPACE, further hallway with further cupboard space, GOOD SIZED LOUNGE-DINER, kitchen, TWO LARGE DOUBLE BEDROOMS and a main family bathroom.

Conveniently located on this quiet no-through road within easy reach of local amenities, viewing comes highly recommended, please call the owners agents now to book your viewing to avoid disappointment.

COMMUNAL FRONT DOOR

Leading to:

COMMUNAL ENTRANCE HALL

Private front door leading to:

ENTRANCE LOBBY

Coving to ceiling, radiator, down lights, built in storage cupboards, further wooden partially glazed door leading to:

HALLWAY

Further built in storage, inset down lights, radiator, coving to ceiling, doors opening to:

LOUNGE-DINER

14'7 x 14'7 (4.45m x 4.45m)

Coving to ceiling, two radiators, fireplace with inset gas living flame fire, down lights, television point, double glazed windows and French doors offering a pleasant outlook and access onto the private rear garden.

KITCHEN

14'2 x 8'9 (4.32m x 2.67m)

Inset down lights, coving to ceilings, part tiled walls, radiator, fitted with a matching range of eye and base level cupboards and drawers with worksurfaces over, four ring gas hob with extractor over, waist level oven and separate grill, inset one & ½ bowl drainer-sink unit with mixer tap, space and plumbing for washing machine, space for American style fridge freezer, wall mounted boiler, dual aspect room with double glazed window to front and a double glazed window and door opening to side providing access onto a section of private garden.

BEDROOM ONE

12'5 x 11'9 (3.78m x 3.58m)

Coving to ceiling, radiator, down lights, double glazed window to side aspect.

BEDROOM TWO

10'6 x 9'4 (3.20m x 2.84m)

Coving to ceiling, down lights, radiator, double glazed window to side aspect

BATHROOM

Panelled bath with mixer tap, shower over bath and glass shower screen, vanity enclosed wash hand basin with mixer tap, concealed cistern dual flush low level wc, radiator, coving to ceiling, down lights, part tiled walls, extractor fan for ventilation, two double glazed pattern glass windows to front aspect.

OUTSIDE

Private and established level garden with a decked patio abutting the property and extending down the side elevation, opening up onto a large section of lawn with established planted borders, shrubs and perennial flowers, shed and gated side access to the front garden, Lawned front and side gardens, fenced boundaries.

GARAGE

With off road parking in front.

TENURE

We have been advised of the following by the vendor:

Share of Freehold - transferrable with the sale of the property.

Lease: TBC

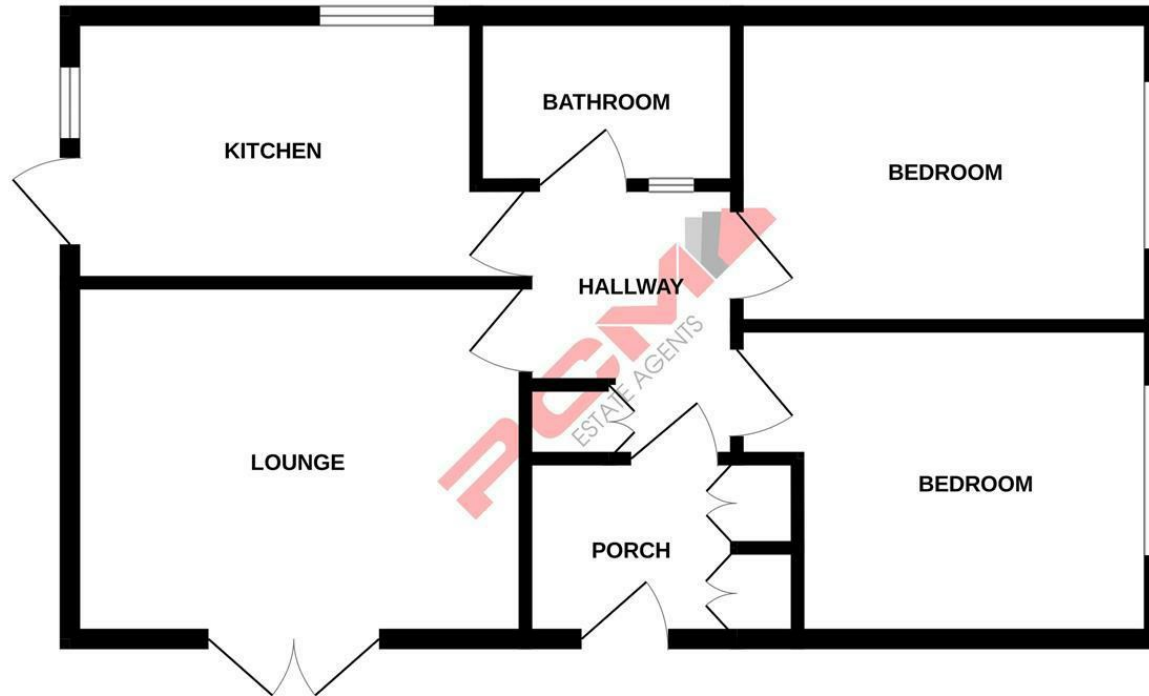
Maintenance: As & When required.

Ground Rent: £0

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		67	76
	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		