



ESTATE AGENTS

Maisonette, 3, St. Pauls Place, St. Leonards-On-Sea, TN37 6HG

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Price £425,000

A RARE OPPORTUNITY has arisen to acquire this exceptional THREE BEDROOMED MAISONETTE with unrivalled SEA VIEWS, BALCONY and a SHARE OF FREEHOLD. Set within this highly sought-after region of St Leonards, within easy reach of central St Leonards with its range of boutique shops, bars, restaurants, seafront and Hastings town centre.

The property occupies the TOP TWO FLOORS of this PERIOD BUILDING and has been RENOVATED to an exceptional standard throughout. The SPACIOUS ACCOMMODATION comprises an entrance hallway with stairs leading to the main accommodation where you are greeted with a GENEROUS LANDING, 20ft LOUNGE with SENSATIONAL VIEWS which leads onto a beautifully presented MODERN EAT-IN KITCHEN. There is also a BEDROOM and LUXURY BATHROOM SUITE on this floor with HIGH CEILINGS throughout, whilst to the upper floor there are TWO DOUBLE BEDROOMS with the master leading to a PRIVATE SOUTH FACING BALCONY benefitting from the aforementioned views over St Leonards rooftops and out to sea.

Offered to the market CHAIN FREE and is located within easy reach of the seafront and many amenities that central St Leonards has to offer. Viewing is considered essential for those looking for a quality apartment by the sea.

Please call PCM Estate Agents now to arrange your immediate viewing to avoid disappointment.

COMMUNAL ENTRANCE

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

ENTRANCE HALLWAY

Spacious with under stairs storage area, stairs rising to:

FIRST FLOOR

Generous with stairs rising to upper floor accommodation, double glazed window to side aspect and radiator.

LOUNGE

20'7 x 14'3 (6.27m x 4.34m)

Spacious, light and airy room with double glazed bay window enjoying unrivalled sea views, high ceiling, feature marble fire surround, exposed wooden floorboards, three radiators, open plan to:

KITCHEN-BREAKFAST ROOM

16' x 14'3 (4.88m x 4.34m)

Beautifully presented & modern comprising a range of base level units with worksurfaces

over, island featuring integrated hob, breakfast bar, storage, integrated fridge freezer, dishwasher and washing machine, inset sink with mixer tap, double glazed window to rear aspect, exposed wooden floorboards, column style radiator.

BEDROOM

9'2 x 7'7 (2.79m x 2.31m)

Double glazed window to front aspect enjoying fantastic sea views, radiator.

BATHROOM

9'1 x 8'10 (2.77m x 2.69m)

Luxury suite comprising a roll top bath with mixer tap and shower attachment, separate walk in double shower, wc, wash hand basin with storage below, wall mounted LED mirror, radiator with heated towel rail, part tiled walls, tiled flooring, extractor fan, double glazed obscured window to front aspect.

SECOND FLOOR

Door providing access to eaves storage.

BEDROOM

14'4 x 13'4 (4.37m x 4.06m)

Radiator, double glazed door to front aspect leading out to a balcony and enjoying sensational views across the roof tops of the area and out to sea.

BALCONY

Private and south facing, enjoying exceptional views over the rooftops of St Leonards and out to sea.

BEDROOM

13'4 x 13'2 (4.06m x 4.01m)

Double glazed window to front aspect, double glazed Velux window to front aspect, radiator.

TENURE

We have been advised of the following by the vendor:

¼ Share of freehold - transferrable with the sale.

Lease: 99 years from 25th December 1989

Maintenance: As & When required

AGENTS NOTE

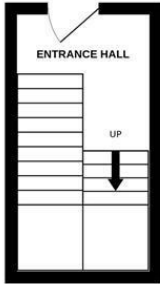
The vendor has advised that the exterior of the building is to be redecorated in the near future and they will make an allowance for a contribution to the cost of this.

Awaiting updated EPC.

Council Tax Band: A



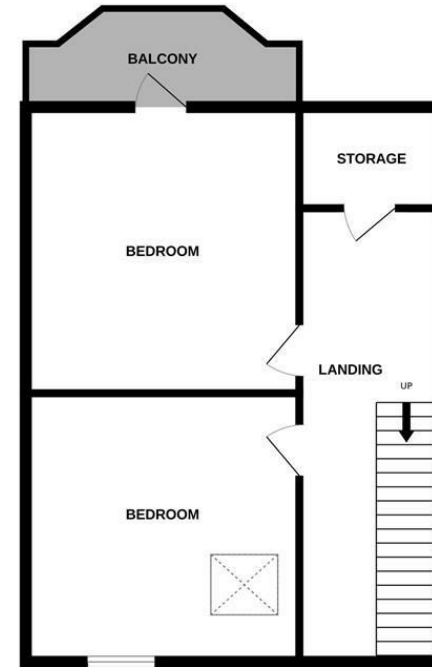
FIRST FLOOR



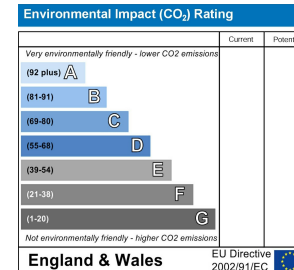
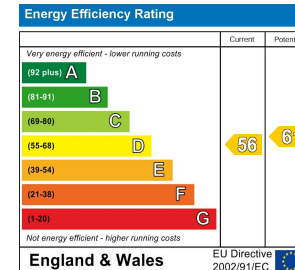
SECOND FLOOR



THIRD 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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