



ESTATE AGENTS

**Flat 4, 3, Charles Road West, St. Leonards-On-Sea, TN38
0RT**

Web: www.pcmestateagents.co.uk
Tel: 01424 839111

Price £150,000

PCM Estate Agents are delighted to present to the market this converted FIRST FLOOR SPACIOUS ONE BEDROOMED FLAT with SHARE OF FREEHOLD conveniently located on this incredibly sought-after road within St Leonards.

Inside, the property offers light and spacious accommodation comprising an entrance hall, LOUNGE-DINER with DEEP BAY WINDOW and LOVELY TOWNSCAPE VIEWS over St Leonards, kitchen, GOOD SIZED DOUBLE BEDROOM and a bathroom. Whilst the property REQUIRES SOME UPDATING it would present well to the market and offers potential for someone to improve. The property does have the benefits of double glazed windows and gas fired central heating.

Situated close to popular schooling establishments and other local amenities including the hub of St Leonards with Kings Road and Norman Road and their range of independent shops, eateries, Warrior Square railway station, seafront and promenade.

Please call the owners agents now to book your immediate viewing.

COMMUNAL FRONT DOOR

Leading to:

COMMUNAL ENTRANCE HALL

Stairs rising to first floor, private front door to:

ENTRANCE HALL

Wall mounted consumer unit for the electrics, door to:

LOUNGE-DINING ROOM

14'6 x 14'2 into bay (4.42m x 4.32m into bay)

Wall mounted electric storage radiator, television point, wall mounted entry phone system, double glazed bay window to front aspect with a lovely townscape view over St Leonards, door to:

KITCHEN

9' x 6'7 (2.74m x 2.01m)

Wood laminate flooring, part tiled walls, fitted with a matching range of eye and base level cupboards and drawers with worksurface over, four ring electric hob

with oven below, inset drainer-sink unit with mixer tap, space for under counter freezer, double glazed window to front aspect having lovely townscape views over St Leonards.

BEDROOM

14'4 x 8'11 (4.37m x 2.72m)

Wall mounted storage radiator, double glazed window to side aspect.

BATHROOM

Panelled bath, low level wc, pedestal wash hand basin, part tiled walls, airing cupboard housing immersion heater and offering additional storage space, double glazed window to side aspect.

TENURE

We have been advised of the following by the vendor:

Share of freehold - transferrable with the sale.

Lease: approx. 92 years remaining

Maintenance: £80 per month maintenance. No set review period but is looked at around February/March each year when accounts done.

Ground Rent: £5 per annum. No review Period.

Letting: Yes

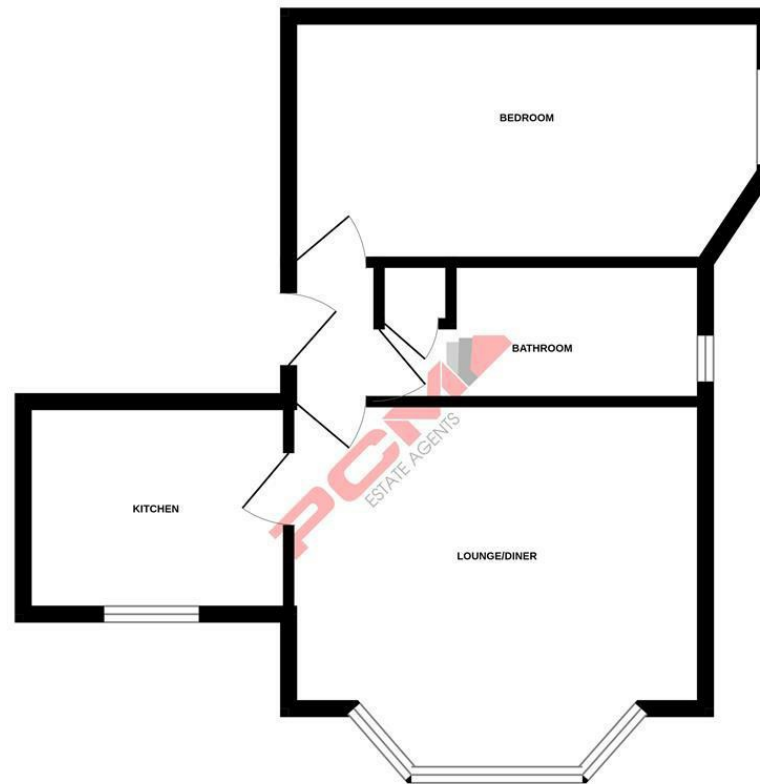
Air BnB: No

Pets: Not Allowed

Council Tax Band: A



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.
Made with Metropix ©2024

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	