



PCMA
ESTATE AGENTS

**Flat 1, 9, Blomfield Road, St. Leonards-On-Sea, TN37
6HH**

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

Price £242,500

PCM Estate Agents are delighted to present to the market an opportunity to secure this REFURBISHED LOWER FLOOR TWO BEDROOMED FLAT offering exceptionally well-proportioned, MODERN and stylish accommodation. Offered to the market CHAIN FREE!

Inside, the property has a spacious entrance hall, LARGE BAY FRONTED LOUNGE-DINER, MODERN KITCHEN with INTEGRATED APPLIANCES, TWO DOUBLE BEDROOMS and a MODERN BATHROOM. The property has its own PRIVATE ENTRANCE, a FRONT AND REAR COURTYARD as well as use of the COMMUNAL GARDEN located at the rear of the building. The vendor is going to create a NEW LEASE OF 125 YEARS upon completion of sale.

Located on this sought-after road within St Leonards, close to Warrior Square station and the hub of St Leonards including Kings Road, Norman Road and their vast range of independent shops, eateries and of course St Leonards seafront and promenade.

Viewing comes highly recommended for this spacious flat offering exceptionally well-presented accommodation. Please call the owners agents now to book your viewing.

STEPS DESCENDING FROM STREET

To a courtyard area having space for bistro style table and chairs, outside lighting, patio with access to storage set beneath the street. Private front door to:

ENTRANCE HALL

Spacious with radiator, luxury wood effect LVT flooring laid in herringbone pattern, wall mounted consumer unit for electrics, door to rear opening to a store room, doors opening to:

LOUNGE-DINER

18'6 into bay x 13'7 (5.64m into bay x 4.14m)

Wood effect LVT flooring laid in herringbone pattern, radiator, down lights, double glazed bay window to front aspect.

KITCHEN

13'1 x 9'5 (3.99m x 2.87m)

Wood effect LVT flooring, radiator, modern and newly fitted with a matching range of eye and base level cupboards and drawers with soft close hinges and having complimentary worksurfaces and matching upstands, four ring Lamona electric hob with oven below and extractor over, resin one & ½ bowl drainer sink

with mixer tap, integrated wall fridge freezer, washing machine and dishwasher, double glazed windows to rear aspect overlooking the rear courtyard garden.

BEDROOM ONE

12'8 x 12'5 (3.86m x 3.78m)

Wood effect LVT flooring laid in herringbone pattern, built in double wardrobe, down lights, double glazed window to rear aspect.

BEDROOM TWO

12'4 x 12'4 into bay (3.76m x 3.76m into bay)

Wood effect LVT flooring, down lights, radiator, double glazed bay window to front aspect.

BATHROOM

Newly fitted suite comprising a bath with matt black mixer tap, waterfall style shower head and further hand-held shower attachment, glass shower screen, vanity enclosed wash hand basin with mixer tap and storage set beneath, wall mounted mirror/ vanity unit, dual flush low level wc, part tiled walls, extractor fan for ventilation, double glazed obscured glass window to side aspect.

STORE ROOM

Offering ample storage space, door to:

COURTYARD

Space for bistro style table and chairs.

COMMUNAL GARDENS

Laid to lawn.

TENURE

We have been advised of the following by the vendor:

Lease: A new lease of 125 years will be granted on completion.

Maintenance: £1320 per annum approximately.

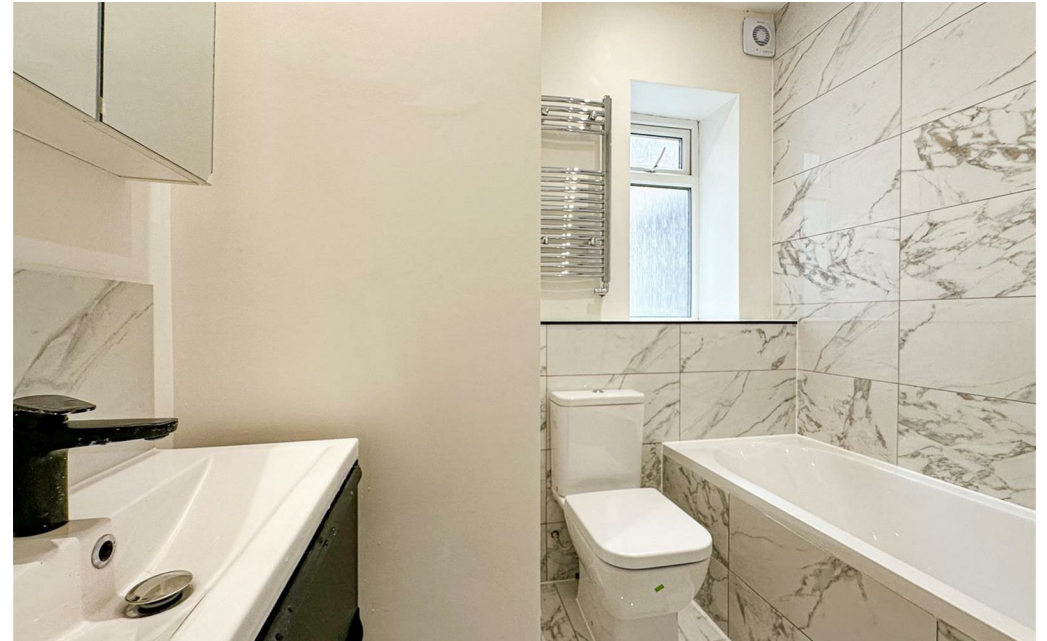
Ground Rent: Fixed at £50 per year set to become peppercorn at lease renewal.

Sub Letting: Yes

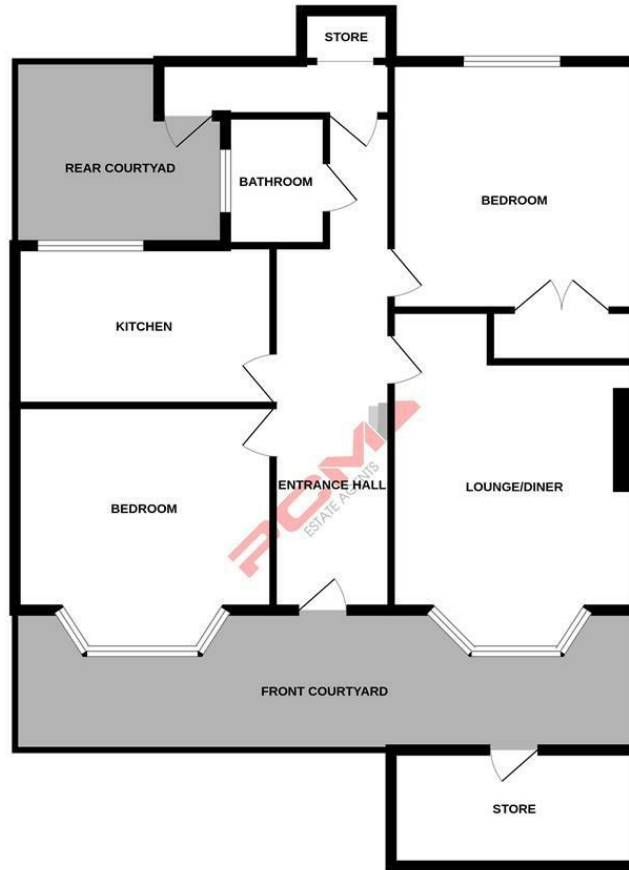
Air BnB: Yes

Pets: Yes

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.
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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		72	79
(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	