



ESTATE AGENTS

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Offers In Excess Of £175,000

PCM Estate Agents are delighted to offer for sale this TWO BEDROOM, TWO BATHROOM, GROUND FLOOR PURPOSE BUILT APARTMENT with a LENGTHY LEASE and ALLCOATED PARKING. Offered to the market CHAIN FREE.

The property has spacious accommodation throughout comprising an entrance hallway with AMPLE STORAGE, lounge, SEPARATE KITCHEN, TWO DOUBLE BEDROOMS with the master enjoying its own EN SUITE in addition to a main bathroom. Externally the property also has the benefit of its own ALLOCATED PARKING SPACE.

Located in this highly sought-after region of West St Leonards. towards the end of a quiet cul-de-sac within St Leonards, considered within easy reach of a range of local schooling facilities in addition to Hastings town centre and central St Leonards.

Please call now to arrange your immediate viewing to avoid disappointment.

COMMUNAL ENTRANCE

With private front door to:

ENTRANCE HALLWAY

Spacious with storage cupboards, separate airing cupboard, wall mounted telephone entry point, radiator.

LOUNGE

15'3 x 12'7 (4.65m x 3.84m)

Double glazed window to front aspect, two radiators, television and telephone points, open plan to:

KITCHEN

10'7 x 6'2 (3.23m x 1.88m)

Comprising a range of eye and base level units with worksurfaces over, four ring gas hob with extractor above, oven and grill below, integrated fridge freezer, integrated washing machine, integrated dishwasher, double glazed window to side aspect.

BEDROOM

11'7 x 8'9 (3.53m x 2.67m)

Built in wardrobe, double glazed window to front aspect, radiator, television point, door to

EN SUITE SHOWER ROOM

Walk in shower with shower screen, dual flush wc, wash hand basin, shaver point, extractor fan, radiator, part tiled walls.

BEDROOM TWO

11'7 x 7'4 (3.53m x 2.24m)

Double glazed window to front aspect, radiator.

BATHROOM

Panelled bath with mixer tap and shower attachment, dual flush wc, wash hand basin, shaver point, extractor fan, part tiled walls, radiator.

TENURE

We have been advised of the following:

Lease: Remainder of a 981 year lease approximately.

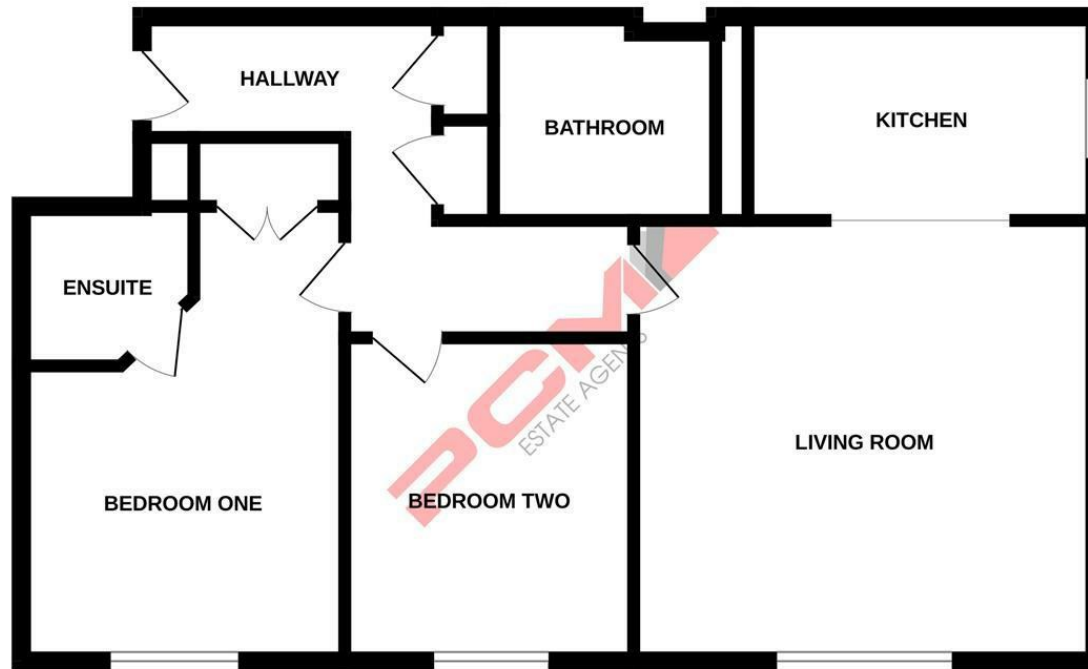
Maintenance: £1297 per annum approximately.

Ground Rent: £100 per annum approximately

Letting: Allowed



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		80	80
(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	