

ESTATE AGENTS

1, The Cloisters, St. Johns Road, St. Leonards-On-Sea, TN37 6JT

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Tel: 01424 839111

Price £200,000

**** GUIDE PRICE £200,000 - £210,000 ****

TWO DOUBLE BEDROOM GROUND FLOOR APARTMENT WITH BALCONY, GARAGE AND SHARE OF FREEHOLD, located in this sought after and convenient central St Leonards location within easy reach of St Leonards Warrior Square with its mainline railway station, seafront and range of shops and eateries.

This property comes to the market **CHAIN FREE** and offers spacious accommodation comprising entrance hall, lounge with access to private balcony, **MODERN FITTED KITCHEN/BREAKFAST ROOM**, **TWO DOUBLE BEDROOMS**, modern bathroom suite and separate wc, externally the property also offers **COMMUNAL GARDENS** and a **GARAGE**.

Further benefits include a **SHARE OF FREEHOLD** and a lengthy lease. Please call PCM Estate Agents now to book your appointment to view this well presented ground floor apartment in a sought location close to the sea front.

COMMUNAL FRONT DOOR

Opening to:

COMMUNAL ENTRANCE HALL

Private front door to:

PRIVATE ENTRANCE HALL

Wall mounted entryphone system, storage cupboard.

LOUNGE

14'9 x 11'8 (4.50m x 3.56m)

Double glazed windows and door to rear aspect providing outlook and access to Balcony, radiator, wall mounted thermostat control for central heating.

BALCONY

Private balcony ideal for seating and entertaining, metal balustrades.

KITCHEN/BREAKFAST ROOM

13'9 x 6'6 (4.19m x 1.98m)

Modern fitted kitchen with a range of eye and base level units with work surfaces over, four ring electric hob with extractor above and oven below, stainless steel inset sink with mixer tap, wall mounted gas fired boiler, space

for fridge/freezer, space and plumbing for washing machine, stainless steel inset sink with mixer tap, radiator, double glazed window to side aspect.

BEDROOM ONE

11'5 x 9'7 (3.48m x 2.92m)

Double glazed window to rear aspect, radiator.

BEDROOM TWO

11'5 x 8'1 (3.48m x 2.46m)

Double glazed window to rear aspect, radiator.

BATHROOM

White suite comprising panelled bath with mixer tap, shower attachment and shower screen, wash hand basin, chrome ladder style radiator, part tiled walls,

SEPARATE WC

Dual flush wc, wash hand basin with tiled splashback and chrome ladder style radiator.

GARAGE

Located in block close by with up and over door.

TENURE

We have been advised by the vendor of the following:
A Share Of Freehold will be transferable with the sale
Lease - Approximately 948 years remaining
Service Charge - Approximately £1500 per annum.

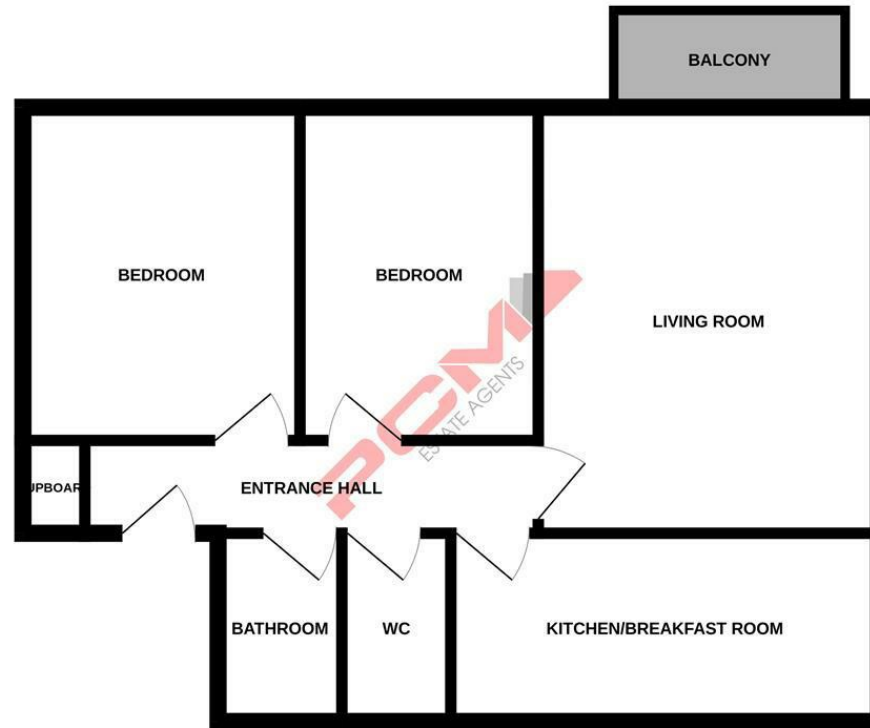
AGENTS NOTE

The vendor has advised us that the property has a recently installed heating system.

Council Tax Band: A



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		70	76
(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	

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.