



Flat 7, 52, Warrior Square, St. Leonards-On-Sea, TN37 6BS

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Offers In Excess Of £260,000

PCM Estate Agents are delighted to present to the market this deceptively spacious LOWER FLOOR TWO DOUBLE BEDROOMED GARDEN FLAT. The property has its OWN PRIVATE ENTRANCE, a COURTYARD STYLE GARDEN and a SHARE OF FREEHOLD.

The well-proportioned accommodation comprises an entrance lobby offering a practical space for hanging coats and storing shoes, a SPACIOUS ENTRANCE HALL which opens onto a LARGE LOUNGE-DINING ROOM, MODERN KITCHEN, TWO GOOD SIZED DOUBLE BEDROOMS one of which has built in wardrobes and an EN SUITE BATHROOM in addition to a main family bathroom. The property has a SHARE OF FREEHOLD and the remainder of a 999 year lease.

Conveniently positioned within central St Leonards, within walking distance to Warrior Gardens and St Leonards seafront with a vast range of independent artisan shops and eateries.

Viewing comes highly recommended, please call the owners agents now to book your viewing.

EXTERNAL STEPS

Descending from street level to the lower floor, private front door opening to:

INNER LOBBY

10'3 x 5'6 (3.12m x 1.68m)

Space for coats and shoes, sash window to side aspect, further wooden partially glazed front door opening onto:

SPACIOUS ENTRANCE HALL

31'4 x 8'5 narrowing to 5'2 (9.55m x 2.57m narrowing to 1.57m)

Wood flooring, double radiator, picture rail, large storage cupboard, large double opening doors to:

LOUNGE-DINER

20'8" narrowing to 16'9" x 12' (6.30m narrowing to 5.11m x 3.66m)

Continuation of the wood flooring, two radiators, fireplace with wooden fire surround and marble hearth, coving to ceiling, picture rail, ample space for dining table and lounge furniture, wall and ceiling lighting, thermostat control for gas fired central heating, double glazed sliding patio doors to side aspect allowing for a pleasant outlook and access onto the courtyard garden, further double glazed window to side aspect allowing further light to flow in to this spacious reception room. Partially open plan to:

KITCHEN

11'2 x 7'9 (3.40m x 2.36m)

Continuation of the wood flooring, wall mounted boiler. part tiled walls, fitted with a matching range of eye and base level cupboards and drawers with complimentary worksurfaces over, electric hob with oven below and extractor over, space and plumbing for washing machine and slimline dishwasher, inset drainer-sink unit with mixer tap, double glazed window to side aspect with views onto the courtyard style garden.

BEDROOM ONE

15'3 x 13'5 (4.65m x 4.09m)

Built in wardrobes with mirrored sliding doors, double radiator, high ceiling with coving, picture rail, double glazed window to rear aspect with views onto the courtyard garden, door to:

EN SUITE

Panelled bath with Victorian style mixer tap and shower attachment, pedestal wash hand basin, low level wc, radiator, picture rail, extractor fan for ventilation.

BEDROOM TWO

16'5 into bay x x 15'7 (5.00m into bay x x 4.75m)

Double radiator, coving, picture rail, double glazed bay window to front aspect.

BATHROOM

Panelled bath, pedestal wash hand basin, shower over bath, low level wc, radiator, part tiled walls.

COURTYARD GARDEN

Good sized walled courtyard garden being paved and offering ample outside space for table & chairs and potted plants, outside lighting.

TENURE

We have been advised of the following by the vendor:

Share of Freehold - transferrable with the sale.

Lease: Approximately 988 years remaining.

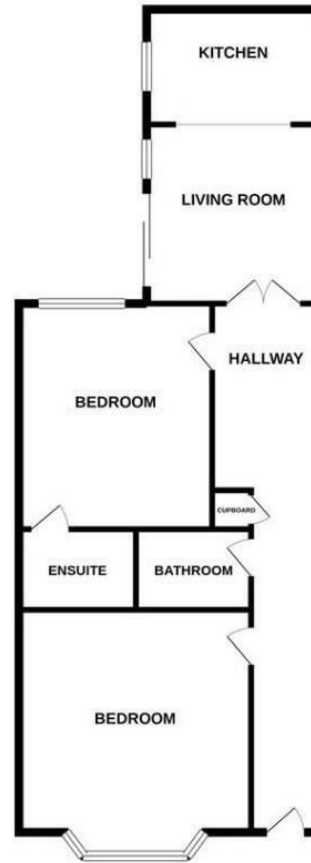
Service Charge: £1800 per annum approximately.

Ground Rent: £0

Council Tax Band: A



GROUND FLOOR
960 sq.ft. (89.2 sq.m.) approx.



TOTAL FLOOR AREA : 960 sq.ft. (89.2 sq.m.) approx.

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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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		74	80
	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		