

PCMA
ESTATE AGENTS

Ground Floor Flat, 35, Silchester Road, St. Leonards-On-Sea, TN38 0JE

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Tel: 01424 839111

Price £169,950

PCM Estate Agents are delighted to offer to the market this ONE BEDROOMED GROUND FLOOR APARTMENT with PRIVATE SUN TERRACE. Offered to the market CHAIN FREE and with a NEW 999 YEAR LEASE.

Located within an OLDER STYLE building and comprising an entrance hallway, lounge, inner hallway, SEPARATE KITCHEN, ONE DOUBLE BEDROOM, bathroom and the aforementioned SUN TERRACE which enjoys a SOUTHERLY ASPECT and is ideal for seating and entertaining.

Located in this highly sought-after and vibrant road in central St Leonards, within easy reach of a range of local shops, bars and eateries in addition to the seafront and St Leonards Warrior Square with its mainline railway station.

COMMUNAL ENTRANCE

With private front door to entrance hallway with further door to:

LOUNGE

13'11 x 10'8 (4.24m x 3.25m)

Storage cupboard built into recess, feature fire surround, radiator, double glazed window to rear aspect.

INNER HALLWAY

With door leading out to a sun terrace, space and plumbing for washing machine, wall mounted gas fired boiler, radiator, obscured window to side aspect, doorway to:

KITCHEN

6'5 x 6' (1.96m x 1.83m)

Comprising eye and base level units with worksurfaces over, stainless steel inset sink with mixer tap, window to rear aspect.

BEDROOM

12'11 x 12'7 (3.94m x 3.84m)

Storage cupboard built into recess, feature fire surround, radiator, window to front aspect.

BATHROOM

6'9 x 6'2 (2.06m x 1.88m)

Panelled bath with mixer tap and shower attachment, shower screen, dual flush wc, wash hand basin with tiled splashback, radiator, part tiled walls, extractor fan, borrowed light window to inner hallway.

SUN TERRACE

Private and enjoying a southerly aspect, ideal for seating and entertaining.

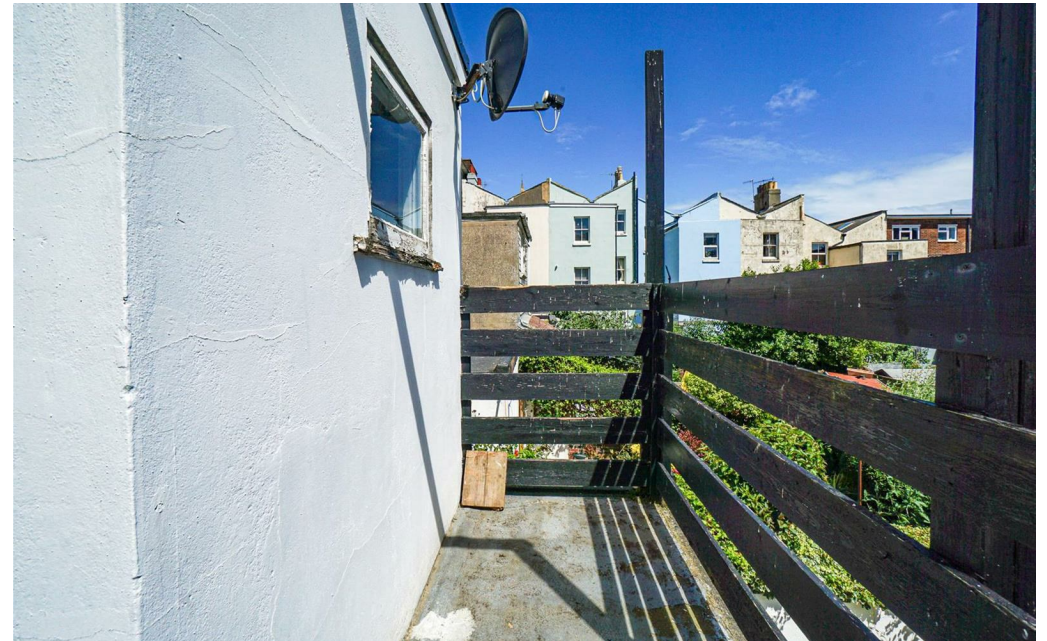
TENURE

We have been advised of the following by the vendor:

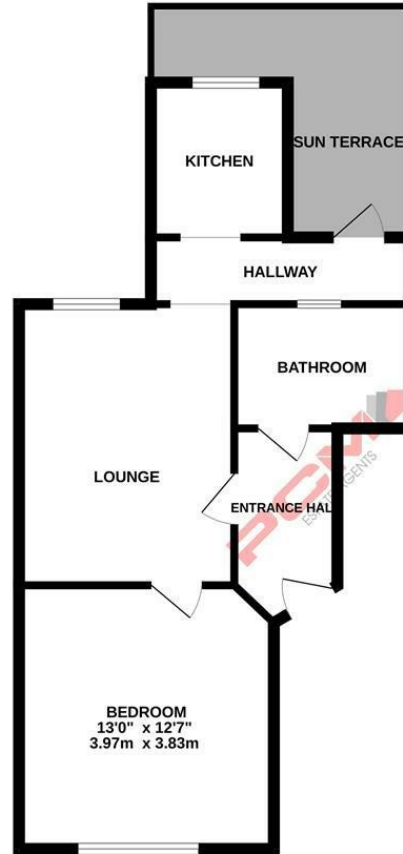
Lease: 999 years.

Service Charge: TBC

Ground Rent: TBC



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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		70	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	

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.