



ESTATE AGENTS

6a Quebec Mansions, Filsham Road, St. Leonards-On-Sea, TN38 0PG

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Offers In Excess Of £350,000

An exciting opportunity has arisen to acquire this STUNNING THREE BEDROOM, TWO BATHROOMED APARTMENT with BALCONY and FANTASTIC SEA VIEWS. Situated in this sought-after region of West St Leonards. Offered to the market with a LENGTHY LEASE.

The property is BEAUTIFULLY PRESENTED and boasts spacious accommodation throughout comprising a LARGE ENTRANCE HALLWAY, lounge which seamlessly flows into a SEPARATE DINING ROOM with FANTASTIC SEA VIEWS, there is a separate 16ft KITCHEN-BREAKFAST ROOM, TWO DOUBLE BEDROOMS with the master enjoying use of a PRIVATE BALCONY where you can soak up the AMAZING VIEWS in addition to an EN SUITE, LUXURY BATHROOM and an additional THIRD BEDROOM/ STUDY.

The property is located on the FIRST FLOOR of this PERIOD RESIDENCE set within the sought-after region of West St Leonards, within easy reach of central St Leonards with its range of boutique shops, bars, restaurants and seafront, as well as West St Leonards railway station.

The only way to appreciate the quality and spacious accommodation throughout is to arrange an immediate viewing via PCM Estate Agents now.

EXTERNAL STAIRCASE LEADING TO THE FIRST FLOOR

With private front door to:

ENTRANCE HALLWAY

Spacious with tiled flooring, leading to:

MAIN HALLWAY

Spacious with exposed wooden floorboards, radiator, wall mounted thermostat control, large storage room/ cupboard.

LOUNGE

15'10 x 12'7 (4.83m x 3.84m)

Exposed wooden floorboards, feature fire surround, radiator, borrowed light window, sea views and opening to:

DINING ROOM

19'1 x 6'9 (5.82m x 2.06m)

Spacious, light and airy room with fantastic sea views, double glazed tilt and turn windows to rear aspect, double doors leading to study/ bedroom three, underfloor heating.

KITCHEN-BREAKFAST ROOM

16'8 x 10'1 (5.08m x 3.07m)

Beautifully presented bespoke fitted kitchen comprising a range of eye and base level units with worksurfaces over, four ring gas hob with extractor above, integrated oven and grill, integrated dishwasher, integrated washing machine, space for fridge freezer, larder cupboard, column style radiator, exposed wooden floorboards, double glazed obscured window to front aspect with shutter blinds.

MASTER SUITE

23'11 narrowing to 14'8 x 10'3 (7.29m narrowing to 4.47m x 3.12m)

Double glazed door to rear aspect leading out to the balcony and enjoying sea views, exposed wooden floorboards, shutter blinds, radiator, into:

EN SUITE

8'7 x 5'1 (2.62m x 1.55m)

Walk in double shower with rainfall style shower attachment and shower screen, dual flush wc, chrome ladder style radiator, floating wash hand basin, tiled walls, tiled flooring.

BALCONY

Ideal for seating and entertaining, whilst enjoying a southerly aspect and boasting fantastic sea views.

BEDROOM TWO

15'8 max x 10'2 (4.78m max x 3.10m)

Double glazed window to side aspect, exposed wooden floorboards, double glazed obscured window to front aspect, wash hand basin with tiled splashback and storage below, radiator.

BEDROOM THREE

8'11 x 6'1 (2.72m x 1.85m)

Borrowed light window to hallway, exposed wooden floorboards, radiator, double doors returning to dining room.

BATHROOM

9'5 max x 7'11 max (2.87m max x 2.41m max)

Luxury suite comprising a roll top bath with mixer tap and shower attachment, separate walk in shower, wash hand basin, wc, radiator, extractor fan, window to side aspect with shutter blinds.

TENURE

We have been advised of the following by the vendor:

Lease: Approximately 900 years remaining

Service Charge: Approximately £3000 per annum with a portion of this going into a sinking fund.

Ground Rent: £0

Letting: Allowed

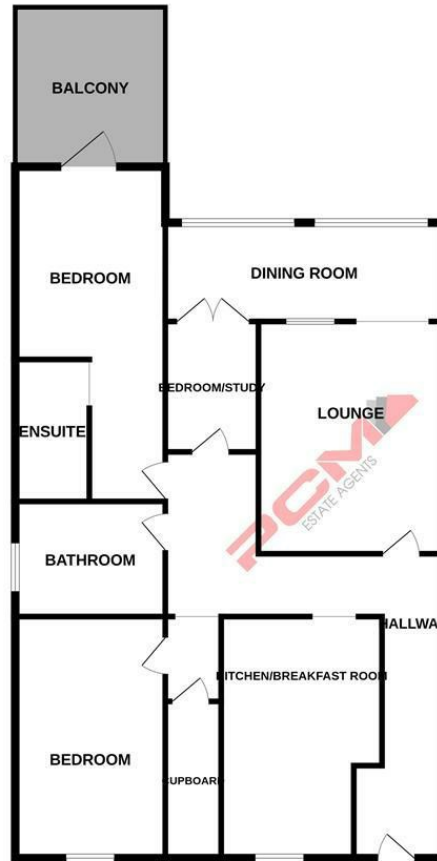
Air BnB: Allowed

Pets: No Dogs Allowed

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 | | | |
| (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 | | |