

ESTATE AGENTS

Ground Floor Flat 21, Cornfield Terrace, St. Leonards-On-Sea, TN37 6JD

Web: www.pcmestateagents.co.uk
Tel: 01424 839111

Price £170,000

PCM Estate Agents are delighted to present to the market an opportunity to secure this CONVERTED GROUND FLOOR TWO BEDROOMED FLAT with COURTYARD GARDEN and a SHARE OF FREEHOLD.

Offered to the market conveniently positioned in this sought-after road within St Leonards, close to Warrior Square railway station with convenient links to London and the many amenities and artisan shops in Kings Road and Norman Road.

The property offers modern comforts including gas fired central heating, double glazing, MODERN KITCHEN AND BATHROOM, TWO BEDROOMS and a living room. The COURTYARD GARDEN is low-maintenance with a concrete patio offering ample outside space for patio furniture to sit out and enjoy.

Please call the owners agents now to book your viewing to avoid disappointment.

COMMUNAL FRONT DOOR

Leading to:

COMMUNAL ENTRANCE HALL

Private front door to:

ENTRANCE HALL

Radiator, wall mounted cupboard concealed consumer unit for the electrics.

LIVING ROOM

14'11" into bay x 10'2" (4.55m into bay x 3.10m)

Cornicing, television, point, electric fireplace, radiator, double glazed bay window to front aspect.

KITCHEN

5'2" x 7'6" (1.57m x 2.29m)

Modern and fitted with a range of eye and base level cupboards and drawer with worksurfaces over, four ring gas hob with oven below and extractor over, inset resin drainer-sink with mixer tap, space and plumbing for washing machine, space for tall fridge freezer, part tiled walls, wood effect vinyl flooring, double glazed window to rear aspect with views onto the courtyard garden, door to:

BEDROOM ONE

12'3" x 9'10" (3.73m x 3.00m)

Radiator, double glazed window to rear aspect.

BEDROOM TWO

7'3" x 7'2" (2.21m x 2.18m)

Radiator, double glazed window to front aspect.

BATHROOM

Panelled bath with mixer tap and shower over bath, chrome style shower fixings and waterfall style shower head, further hand held shower attachment, pedestal wash hand basin, low level wc, wall mounted boiler, part tiled walls, radiator, double glazed window with pattern glass to side aspect, double glazed door opening to:

COURTYARD

Patio area with walled boundaries.

TENURE

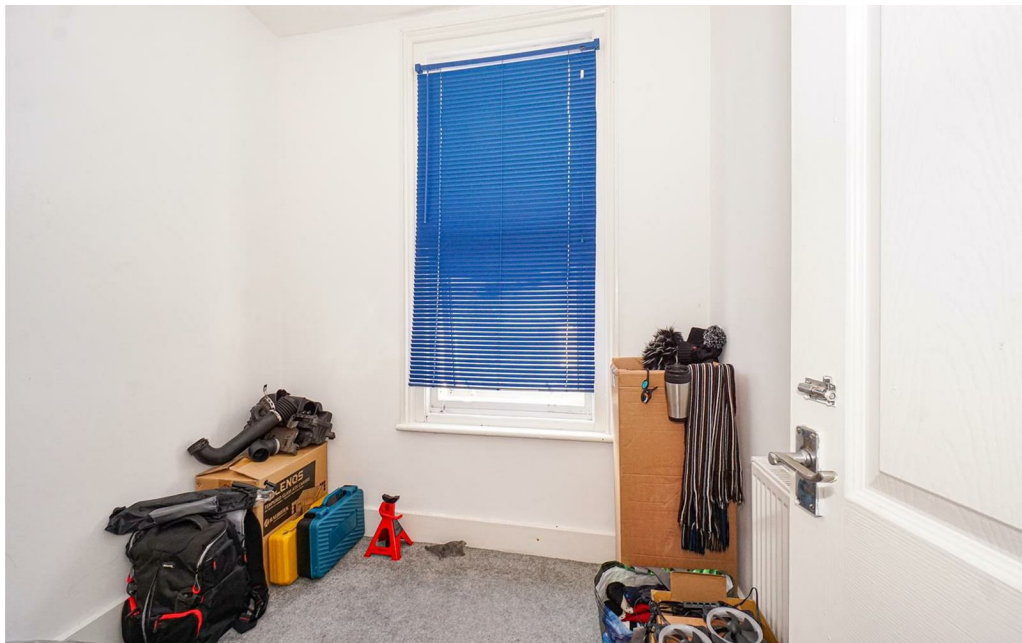
We have been advised of the following by the vendor:

Share of Freehold

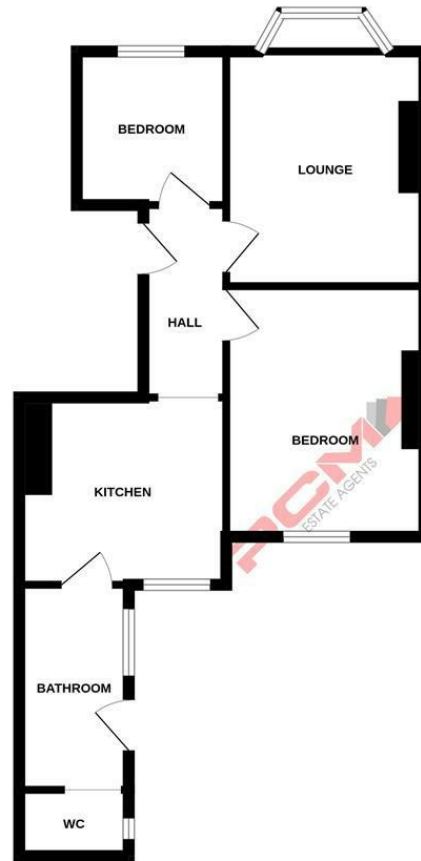
Lease: Approximately 122 years remaining.

Service Charge: TBC

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		67	75
(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	