

ESTATE AGENTS

4 Invergordon House, 5, Warrior Gardens, St. Leonards-On-Sea, TN37 6EB

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

Price £195,000

An opportunity has arisen to acquire this CHAIN FREE well-presented ONE BEDROOM APARTMENT with SEA VIEWS, occupying the GROUND FLOOR of this PERIOD PROPERTY. Offered to the market with a SHARE OF FREEHOLD and a NEW LEASE upon completion.

The property offers SPACIOUS ACCOMMODATION with HIGH CEILINGS comprising an entrance hallway which seamlessly flows into the KITCHEN-BREAKFAST ROOM open plan to the SPACIOUS LIVING AREA with LARGE BAY WINDOW enjoying far reaching SEA VIEWS, ONE DOUBLE BEDROOM and a shower room.

Located on a highly sought-after road within central St Leonards, within walking distance to the seafront and the many boutique shops, bars and restaurants that central St Leonards has to offer. Viewing comes highly recommended for those seeking a spacious apartment within a sought-after central St Leonards location.

Please call PCM Estate Agents now to arrange your immediate viewing to avoid disappointment.

COMMUNAL ENTRANCE

With private front door to:

ENTRANCE HALLWAY

Wall mounted telephone entry point, open plan to:

KITCHEN-LIVING ROOM

23'7" narrowing to 12'10" x 15'10" narrowing to 8' (7.19m narrowing to 3.91m x 4.83m narrowing to 2.44m)

L shaped room, high ceiling, comprising a range of eye and base level units with worksurfaces over, gas cooker with extractor above, space for fridge freezer, inset sink with mixer tap, space for breakfast table and chairs, radiator, flowing seamlessly into the living area enjoying sea views from the double glazed window to front aspect and two further radiators.

BEDROOM

15'10" max x 9'7" max (4.83m max x 2.92m max)

Three sash windows to rear aspect, high ceilings, radiator.

SHOWER ROOM

Walk in shower, floating wash hand basin with tiled splashback and storage below, dual flush wc, extractor fan.

TENURE

The vendor had advised us of the following:

The property will be sold with a Share of Freehold and a New Lease upon completion.

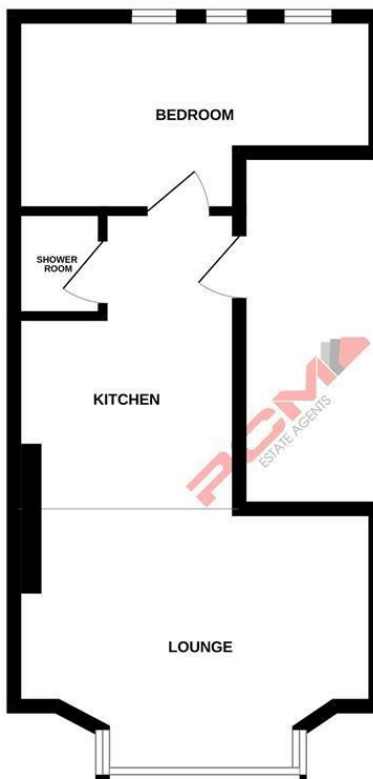
Service Charge: Approximately £1400 per annum.

Letting: No restrictions

Pets: No restrictions.



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 here 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			74
(81-91) B			
(69-80) C			
(55-68) D		56	
(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			74
(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	