



PCMA
ESTATE AGENTS

First Floor Flat 36, Gensing Road, St. Leonards-On-Sea, TN38 0HE

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Tel: 01424 839111

Offers In Excess Of £150,000

Enviably located in the heart of central St Leonards is this BEAUTIFULLY PRESENTED ONE BEDROOM APARTMENT occupying the FIRST FLOOR of this ATTRACTIVE PERIOD BUILDING. Offered to the market with a SHARE OF FREEHOLD and CHAIN FREE.

Inside, the accommodation is beautifully presented throughout and comprises an entrance hallway, lounge separate MODERN FITTED KITCHEN with a range of INTEGRATED APPLIANCES, one DOUBLE BEDROOM and a modern bathroom.

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

The property is considered an IDEAL FIRST TIME HOME or WEEKEND RETREAT for those seeking a beautifully presented 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

Leading to a well-presented communal hallway, stairs leading to the first floor, private front door leading to:

ENTRANCE HALLWAY

Two storage cupboards, radiator.

LOUNGE

13'9 x 9'2 (4.19m x 2.79m)

Double glazed window to front aspect, radiator, television and telephone points, wall mounted thermostat control, door to:

KITCHEN

8'2 x 6'4 max (2.49m x 1.93m max)

Modern and comprising a range of eye and base level units with worksurfaces over, four ring electric hob with extractor above and oven below, integrated microwave, integrated fridge freezer, integrated washing machine, stainless steel inset sink with mixer tap, part tiled walls, radiator, double glazed window to front aspect.

BEDROOM

9'9 max x 9'4 (2.97m max x 2.84m)

Double glazed window to rear aspect, radiator.

BATHROOM

6'6 x 5'1 (1.98m x 1.55m)

Panelled bath with mixer tap and shower attachment, shower screen, dual flush wc, wash hand basin, chrome ladder style radiator, tiled walls, extractor fan.

TENURE

We have been advised of the following by the vendor:

Share of Freehold - transferrable with the sale of the property.

Lease:

Service Charge: TBC

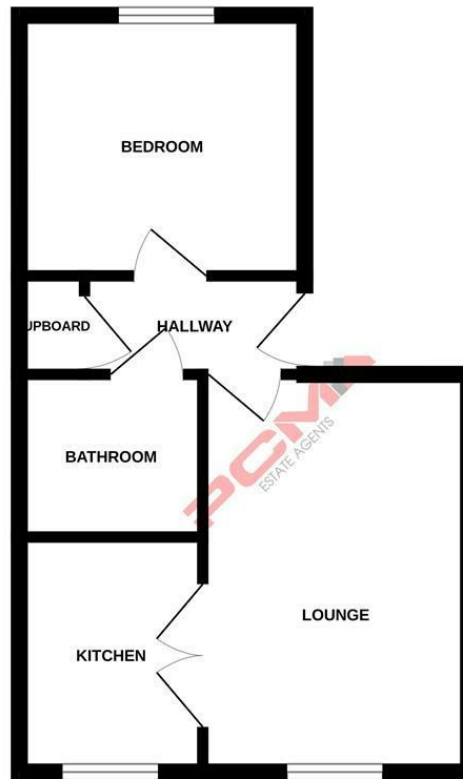
AGENTS NOTE

The vendor has advised us of the following:

All white goods in the kitchen are new and un-used. The bathroom has only recently be refurbished and all the windows in the flat and communal area's are new. The heating system again, is new as are the carpets throughout.



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		74	80
(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	