



ESTATE AGENTS

16, Hollington Court, St. Leonards-On-Sea, TN38 0SF

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

Offers In Excess Of £220,000

PCM Estate Agents are delighted to present to the market an opportunity to secure this CHAIN FREE PURPOSE BUILT TWO DOUBLE BEDROOMED APARTMENT with GARAGE conveniently positioned on this incredibly sought-after road within St Leonards. The property is being sold with an approximate lease of 974 years remaining and a SHARE OF FREEHOLD.

The property is in good decorative order throughout and comprises an entrance hall, OPEN PLAN LOUNGE-DINER, MODERN KITCHEN, TWO DOUBLE BEDROOMS and a SHOWER ROOM. The property offers modern comforts to include gas fired central heating and double glazing, GARAGE and an AREA OF PRIVATE GARDEN.

Conveniently positioned within easy reach of bus routes and nearby amenities within St Leonards. Viewing comes highly recommended, please call the owners agents now to arrange your viewing and avoid disappointment.

DOUBLE GLAZED PRIVATE FRONT DOOR

Leading to:

ENTRANCE HALL

Stairs rising to the first floor, radiator, wall mounted thermostat control for gas fired central heating, loft hatch providing access to loft space, wall mounted entry phone system, two storage cupboards one of which housing the wall mounted boiler and the other housing the consumer unit for the electrics, both offering additional storage space, double glazed window to side aspect.

OPEN PLAN LOUNGE-DINER

22'8 x 12' narrowing to 7'2 (6.91m x 3.66m narrowing to 2.18m)
Coving to ceiling, two radiators, television point, fireplace, dual aspect room with UPVC double glazed window to front and UPVC double glazed window to rear.

KITCHEN

8'9 x 8'8 (2.67m x 2.64m)
Coving to ceiling, part tiled walls, radiator, modern and built with a matching range of eye and base level cupboards and drawers with worksurfaces over, electric hob with and slimline dishwasher, oven below and extractor over, inset one & ½ bowl drainer-sink unit with mixer tap, space for tall fridge freezer,

space and plumbing for washing machine, UPVC double glazed window to rear aspect.

BEDROOM ONE

16'4 x 10'4 (4.98m x 3.15m)
Fitted wardrobes, radiator, UPVC double glazed window to front aspect.

BEDROOM TWO

8'6 x 7'8 (2.59m x 2.34m)
Radiator, UPVC double glazed window to rear aspect.

SHOWER ROOM

Large walk in shower enclosure with Alterna shower, vanity enclosed wash hand basin, dual flush low level wc, ladder style heated towel rail, tiled walls, coving to ceiling, double glazed obscured glass window to rear aspect.

GARAGE

Located in a block with up and over door.

OUTSIDE SPACE

Private area laid with a stone patio and having a fenced boundary. From here you have access to a communal garden which is laid to lawn and established with planted borders.

TENURE

We have been advised of the following by the vendor:
Share of Freehold transferrable with the sale of the property.
Lease: Approximately 974 years remaining.
Maintenance - £1150 per annum
Ground Rent - £0

Council Tax Band: B



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.
Made with Metropix ©2024

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	

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.