



**PCMA**  
ESTATE AGENTS

**Flat 1, 78, Warrior Square, St. Leonards-on-sea, TN37  
6BP**

Web: [www.pcmestateagents.co.uk](http://www.pcmestateagents.co.uk)  
Tel: 01424 839111

**Price £260,000**

PCM Estate Agents are delighted to present to the market an opportunity to secure this TWO BEDROOMED, COURTYARD APARTMENT with MODERN NEWLY FITTED KITCHEN and a SHARE OF FREEHOLD. Offered to the market conveniently located within Warrior Square being within easy reach of Warrior Gardens, seafront and Warrior Square train station.

The building was converted in 2006 and offers well-appointed accommodation inside comprising a PRIVATE ENTRANCE to a spacious entrance hall, SPACIOUS BAY FRONTED LIVING ROOM, modern kitchen, TWO GOOD SIZED BEDROOMS and a MODERN BATHROOM. The property has exclusive use from the PRIVATE COURTYARD GARDEN accessible from the second bedroom and also the use of the COMMUNAL GARDEN accessible through the neighbouring building. The property has a SHARE OF FREEHOLD and benefits from having gas fired central heating.

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

### **PRIVATE PARTIALLY GLAZED FRONT DOOR**

Leading to;

### **ENTRANCE HALL**

Parquet style wood flooring (Ash), two radiators with fitted radiator covers, coving to ceiling, inset down lights, wall mounted security alarm pad, cupboard concealed stop cock for the water, inset down lights, fitted recessed shelving.

### **LOUNGE**

16'2" max x 13'5" into bay excluding door recess (4.93m max x 4.09m into bay excluding door recess)

Wood laminate flooring, television point, Wi-Fi point, two radiators, coving to ceiling, ceiling light, cupboard concealed access point for the gas pipes, wooden framed double glazed sash bay window to front aspect overlooking the tiled courtyard and allowing plenty of light to enter the room, partially open plan to;

### **KITCHEN**

9'5" x 6'9" (2.87 x 2.06)

Modern and built with a range of Shaker style matching eye and base level cupboards and drawers with worksurfaces over, inset drainer-sink unit with mixer tap, four ring gas hob with oven below and extractor over, integrated fridge freezer, integrated washer/ dryer, part tiled walls, tiled flooring, cupboards and drawers fitted with soft close hinges, borrowed light window from living room allowing natural light to flood in.

### **BEDROOM ONE**

16'8" narrowing to 10'10" x 13'4" (5.08m narrowing to 3.30m x 4.06m)  
Double built in wardrobe with hanging rail and deep storage over, further storage cupboard with bespoke fitted shelving, parquet style wood flooring (Oak), coving to ceiling, radiator, bespoke made to measure blackout blinds, wooden framed double glazed sash window to rear aspect overlooking the private courtyard style garden.

### **BEDROOM TWO**

18'6" x 8'2" (5.64 x 2.49)

Radiator, coving to ceiling, cupboard concealed wall mounted Worcester boiler, parquet style wood flooring (Ash), two wooden framed double glazed sash windows to side aspect overlooking the private courtyard style garden, both windows are fitted with bespoke Thomas Sanderson plantation shutters, wooden framed double glazed door providing access to private courtyard garden with fitted pull down blind.

### **BATHROOM**

Panelled bath with mixer tap and shower attachment, shower head is a multi-functional shower head with different settings, glass shower screen, dual flush low level wc, pedestal wash hand basin with mixer tap, chrome ladder style heated towel rail, vanity cupboard with lighting, combination of tiles some being marble and the others ceramic, marble floor tiles, extractor for ventilation, inset down lights, further wall mounted cupboard.

### **COURTYARD**

Enclosed courtyard style garden with flagstone patio, providing ample space for patio furniture and chairs enjoying a private and enclosed setting with feature stone wall, ample space for potted plants, outside lighting.

### **COMMUNAL GARDEN**

Accessible through the adjoining building, Number 78/80 - providing access to communal gardens.

### **TENURE**

We have been advised of the following by the vendor;

Share of Freehold

Lease: 999 years from 2010 (985 years remaining)

Maintenance: £800 per 6months

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 here 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	71	79

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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.