



ESTATE AGENTS

Flat 5, 12, Church Road, St. Leonards-On-Sea, TN37 6EF

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Offers In Excess Of £175,000

PCM Estate Agents offer to the market this well-presented TWO BEDROOMED SECOND FLOOR APARTMENT offered to the market CHAIN FREE and with an EXTENDED LEASE UPON COMPLETION.

Accommodation comprises an entrance hall with access to loft space, 15ft Lounge, MODERN KITCHEN, TWO BEDROOMS and a bathroom.

Embrace the convenience of a leisurely stroll to central St Leonard's, where the captivating seafront and the eclectic range of shops on Kings Road and Norman Road await your exploration. There's also the convenience of Warrior Square train station with its convenient links to London.

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

COMMUNAL ENTRANCE

Stairs rising to the second floor accommodation, private front door to:

ENTRANCE HALLWAY

Loft hatch providing access to loft space, door to:

LOUNGE

15'6 x 10'8 (4.72m x 3.25m)

Feature fire surround, built in storage cupboards on one of which housing boiler, two radiators, window to rear aspect, open plan to:

KITCHEN

8'8 x 6'5 (2.64m x 1.96m)

Comprising a range of eye and base level units with worksurfaces over, four ring electric hob with extractor above and oven below, space for under counter appliance, inset one & ½ bowl stainless steel inset sink with mixer tap, two windows to rear aspect.

BEDROOM

17'1 x 11' (5.21m x 3.35m)

Double glazed window to front aspect, feature fire surround, radiator.

BEDROOM

13'4 x 8'1 (4.06m x 2.46m)

Window to front aspect, radiator.

BATHROOM

8'5 max x 5'6 max (2.57m max x 1.68m max)

Panelled bath with mixer tap and shower attachment, shower screen, wash hand basin with tiled splashback, wc, extractor fan, radiator.

TENURE

We have been advised of the following by the vendor:

Lease: Currently 83 years but the owners are extending the lease as part of the sale to a minimum of 99 years.

Service Charge: Approximately £180 per annum (20% of any works)

Ground Rent: Approximately £40 per annum.

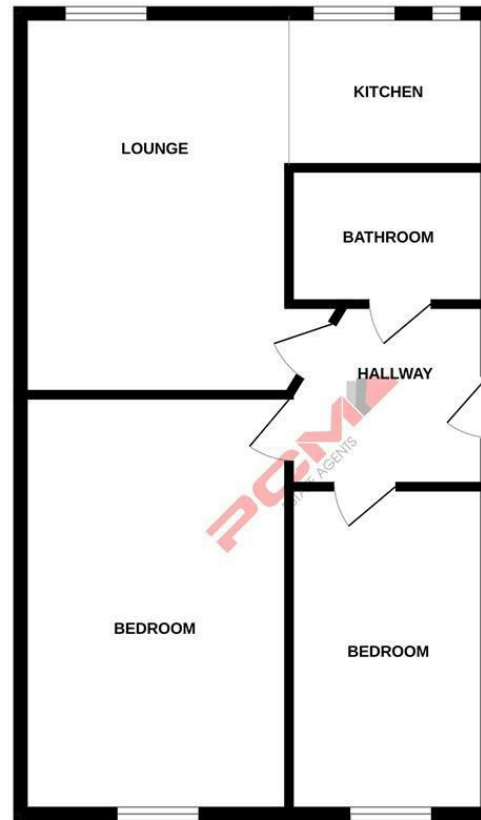
Pets- Clause states: No bird, dog or other animal which may cause annoyance to any owner may be kept in the flat.

Letting: No Restrictions

Air BnB: 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 have not been tested and no guarantee, as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		58	67
(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.