

ESTATE AGENTS

Lower Ground Flor Flat 2 Invergordon House, 5, Warrior Gardens, St. Leonards-On-Sea, TN37 6EB

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Tel: 01424 839111

Price £190,000

PCM Estate Agents are delighted to present to the market CHAIN FREE an opportunity to secure this spacious LOWER GROUND FLOOR ONE BEDROOMED GARDEN FLAT. We understand that the property is being sold with a SHARE OF FREEHOLD and a HEALTHY LENGTH LEASE.

Offering well-proportioned accommodation comprising a LOUNGE-DINER, kitchen, BEDROOM and bathroom and its own PRIVATE GARDEN.

Positioned in this PRIME CENTRAL ST LEONARDS LOCATION, within walking distance to Warrior Gardens, the seafront, promenade and a vast range of amenities including independent shops and eateries, and artisan shops located on Kings Road, Norman Road and the surrounding streets.

The property must be viewed to fully appreciate the convenient position and space on offer. Please call the owners agents now to book your viewing.

EXTERNAL STEPS

Descending to the lower ground floor with communal door to flats, private front door to:

ENTRANCE HALL

L shaped with wall mounted electric heater, wood laminate flooring, down lights, airing cupboard housing immersion heater.

OPEN PLAN LOUNGE-DINING ROOM

21'2 max narrowing to 12'4 x 15'8 max narrowing to 8' (6.45m max narrowing to 3.76m x 4.78m max narrowing to 2.44m)

Wall mounted electric heater, wood laminate flooring, television & telephone points, double glazed bay window to front aspect.

KITCHEN

12'9 x 5'8 (3.89m x 1.73m)

Galley style, built with a matching range of eye and base level cupboards and drawers with worksurfaces over, inset drainer-sink unit with mixer tap, space and plumbing for slimline dishwasher and washing machine, four ring electric hob with oven below, space for tall fridge freezer, further built in double cupboard, part tiled walls, wood effect vinyl flooring.

BEDROOM

10'2 x 9'9 narrowing to 9'1 (3.10m x 2.97m narrowing to 2.77m)

Wood laminate flooring, inset down lights, built in wardrobe, double glazed windows and door to rear aspect providing access to the garden.

BATHROOM

Panelled bath with glass shower screen and electric shower over bath, vanity enclosed wash hand basin with mixer tap, concealed cistern dual flush low level wc, part tiled walls, wood effect vinyl flooring, extractor fan for ventilation.

COURTYARD STYLE GARDEN

Laid with wooden decking and with raised beds ready for planting.

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

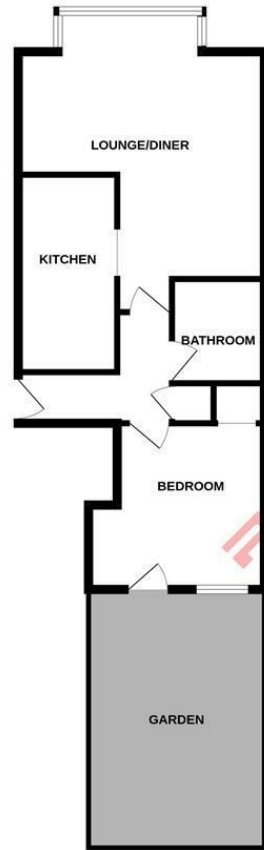
Pets: No restrictions.

EXTERNAL CUPBOARD

Located to the right hand side of the communal front door to the flat.



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			79
(81-91) B			
(69-80) C			
(55-68) D		54	
(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			79
(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.