



Flat 4, St Leonards Court, West Hill Road, St. Leonards-On-Sea, TN38 0PS

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

Price £200,000

PCM Estate Agents are delighted to present to the market an opportunity to acquire this CHAIN FREE PURPOSE BUILT, TWO DOUBLE BEDROOM, FIRST FLOOR APARTMENT with BALCONY, GARAGE and SHARE OF FREEHOLD, positioned on this sought after road within West St Leonards.

Accommodation comprises entrance hall with ample storage space, LARGE LOUNGE/DINING ROOM with BALCONY, kitchen, TWO DOUBLE BEDROOMS and a bathroom.

This property does need some updating in areas but does benefit from having replacement double glazed windows and electric fired central heating.

Please call the owners agents now to book your appointment to view.

COMMUNAL FRONT DOOR

Opening to:

COMMUNAL ENTRANCE HALL

Staircase rising to First Floor Communal Landing, Private front door opening to:

ENTRANCE HALL

Wall mounted entryphone system, consumer unit for electrics, telephone point, wall mounted thermostat control for the electric heating, airing cupboard housing Megaflo water tank.

LOUNGE/DINING ROOM

15'8 x 14'4 (4.78m x 4.37m)

Coved ceiling, wall lighting, two wall mounted electric radiators, UPVC double glazed window and door to front aspect providing access to Balcony with a pleasant outlook over the communal gardens. Views of the sea can be enjoyed during the Autumn and Winter months when there are less leaves on the trees, limited views during the Spring/Summer months.

KITCHEN

11'2 x 9' (3.40m x 2.74m)

Fitted with a range of matching eye and base level cupboards and drawers with work surfaces over, integrated under counter fridge and separate freezer, space and plumbing for washing machine, inset 1 1/2 bowl sink unit with mixer

tap, electric hob with extractor over and waist level oven, wall mounted electric radiator, storage cupboard housing electric boiler, laminate flooring, UPVC double glazed window to rear aspect.

BEDROOM ONE

13' x 11' (3.96m x 3.35m)

Coved ceiling, electric wall mounted radiator, UPVC double glazed window to front aspect with views over the communal gardens with partial views of the sea through the trees.

BEDROOM TWO

10'8 x 10'3 (3.25m x 3.12m)

Wall mounted electric radiator, television point, coved ceiling, UPVC double glazed window to rear aspect.

BATHROOM

Panelled bath with shower over the bath, pedestal wash hand basin, low level wc, part tiled walls, wall mounted vertical electric radiator, storage cupboard, shaver point, electric fan heater, UPVC double glazed patterned glass window.

GARAGE

Located in nearby block.

TENURE

We have been advised by the vendor of the following:

Share Of Freehold

Lease: Approximately 1045 years remaining.

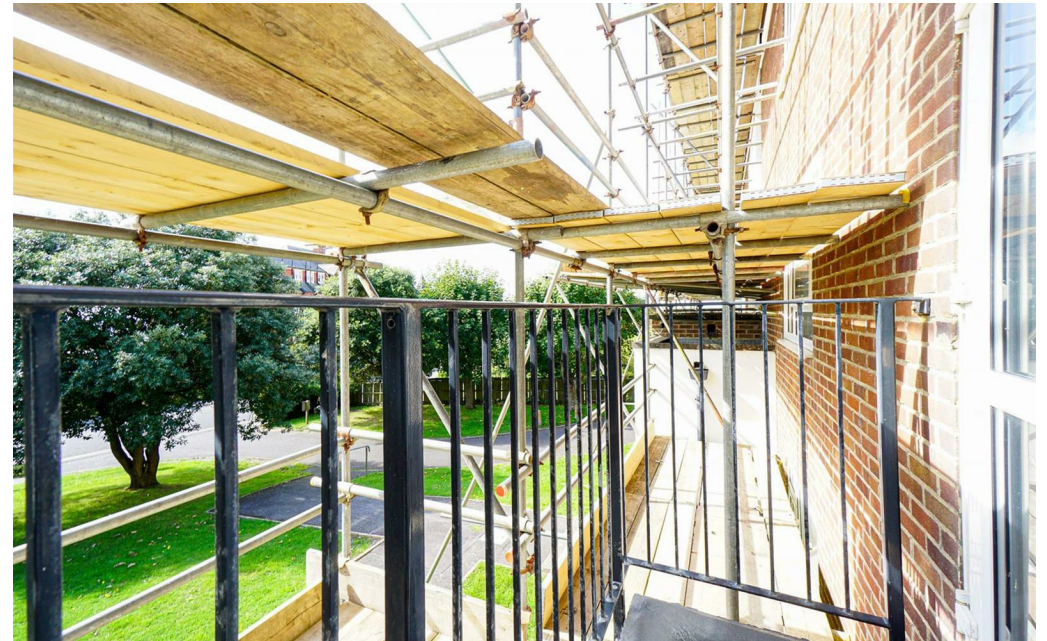
Service Charge: Approximately £1720 per annum.

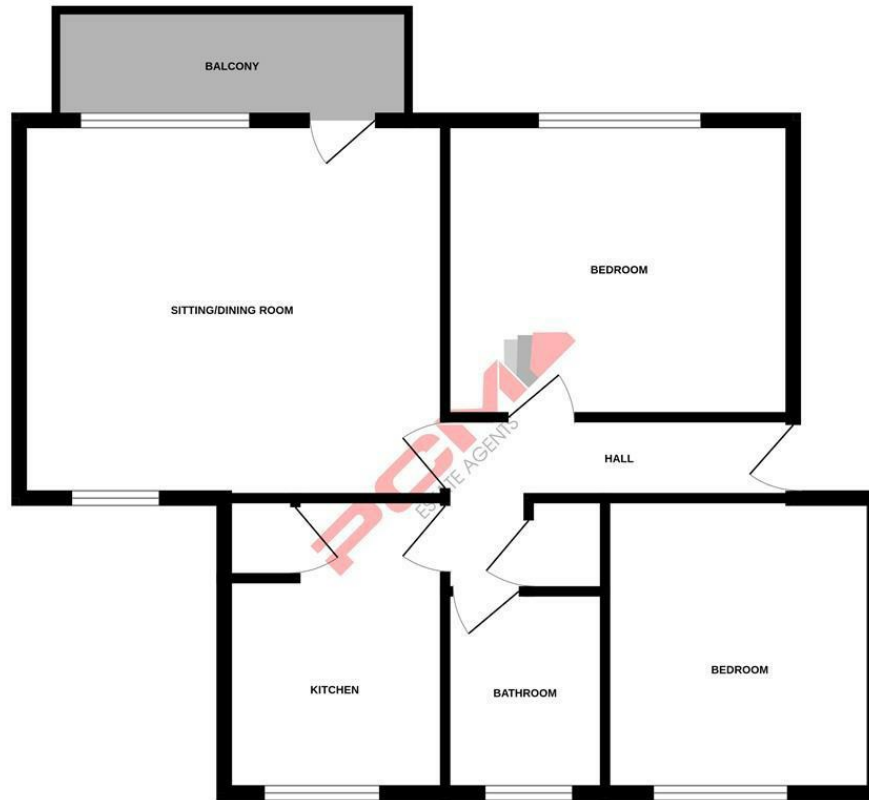
Ground Rent: 5pence.

Letting: Allowed

Air BnB: Not allowed

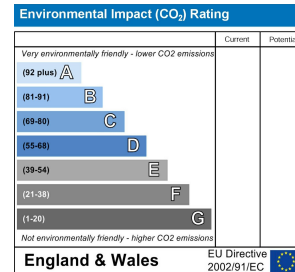
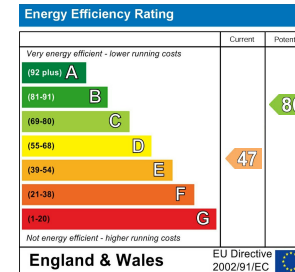
Council Tax Band:





TOTAL FLOOR AREA : 697 sq.ft. (64.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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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