



ESTATE AGENTS

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**Price £150,000**

PCM Estate Agents are delighted to present to the market an opportunity to secure this MANAGED TWO BEDROOMED FLAT located on the FIRST FLOOR of this PURPOSE BUILT BLOCK catered to the OVER 60's only. Offered to the market CHAIN FREE and located within easy reach of amenities located in St Leonards.

Inside, the property offers exceptionally well-presented and well-proportioned accommodation comprising a spacious entrance hall with AMPLE STORAGE space, LOUNGE-DINING ROOM with LOVELY VIEWS extending over Warrior Gardens and out to sea, from here you can access the MODERN KITCHEN. There are TWO GOOD SIZED BEDROOMS, the master having an EN SUITE SHOWER ROOM in addition to a main family bathroom.

The property offers modern comforts including electric heating and double glazed windows, there is also the benefit of communal stairs and LIFT ACCESS to the property and there is access to COMMUNAL FACILITIES including a residents lounge and guest suite.

Please call the owners agents now to book your viewing.

### **COMMUNAL FRONT DOOR**

Leading to communal entrance hall, stair and lift access to the first floor, private front door to:

### **ENTRANCE HALL**

Electric storage radiator, coving to ceiling, lifeline pull cord, large storage cupboard with water tank, doors opening to:

### **LOUNGE-DINING ROOM**

15' x 12'8 (4.57m x 3.86m)

Combination of wall and ceiling lighting, television and telephone points, wall mounted electric storage radiator, lifeline pull cord, two UPVC double glazed windows to rear aspect with lovely views over Warrior Gardens and to the sea, partially open plan to:

### **KITCHEN**

11'9 x 5'7 (3.58m x 1.70m)

Built with a matching range of eye and base level cupboards and drawers with

complimentary worksurfaces over, tiled splashbacks, inset resin drainer-sink with mixer tap, electric cooker with oven and grill below and extractor over, integrated appliances include an under counter fridge, separate freezer and a washing machine.

### **BEDROOM ONE**

13'3 x 9'5 (4.04m x 2.87m)

Wall mounted electric panel radiator, coving to ceiling, lifeline pull cord, UPVC double glazed window to rear aspect with views over Warrior Gardens and partial views out to sea, door to:

### **EN SUITE SHOWER ROOM**

Walk in shower with rain style shower head and hand-held shower attachment, wall mounted vanity enclosed wash hand basin with mixer tap, concealed cistern dual flush low level wc, extractor fan for ventilation, down lights, tiled walls, tiled flooring.

### **BEDROOM TWO**

9'7 x 9' (2.92m x 2.74m)

UPVC double glazed window to rear aspect with views extending over Warrior Gardens and out to sea, coving to ceiling, lifeline pull cord.

### **BATHROOM**

Tiled walls, tiled flooring, bath with mixer tap and electric shower over, concealed cistern dual flush low level wc, wall mounted vanity enclosed wash hand basin with mixer tap, wall mounted vanity unit.

### **TENURE**

We have been advised of the following by the vendor:

Lease: 99 years from 1988, approximately 63 years remaining.

Service Charge: Approximately £3400 per annum.

Ground Rent: TBC

Council Tax Band: C



# 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		83	85
(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 <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.