



ESTATE AGENTS

**29 The Cloisters, St. Johns Road, St. Leonards-On-Sea, TN37 6JT**

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**Price £189,950**

PCM Estate Agents are delighted to present to the market an opportunity to secure this GROUND FLOOR PURPOSE BUILT TWO BEDROOMED APARTMENT offered to the market CHAIN FREE and with a SHARE OF FREEHOLD. The property also has a GARAGE located in a block nearby and benefits from having gas fired central heating and double glazing.

Accommodation comprises an entrance hall with ample storage space, DUAL ASPECT LOUNGE-DINER with access onto a BALCONY and having lots of natural light, MODERN KITCHEN, TWO GOOD SIZED BEDROOMS, bathroom and a SEPARATE WC.

The property is conveniently positioned within this favourable region of St Leonards, close to Warrior Square Station with convenient links to London and also nearby amenities including Lidl, the seafront and promenade.

Viewing comes highly recommended, please call the owners agents now to book your viewing and avoid disappointment.

#### **COMMUNAL FRONT DOOR**

Leading to communal entrance hall, private front door leading to:

#### **ENTRANCE HALL**

Wall mounted entry phone system, coving to ceiling, wood laminate flooring, large storage cupboard, telephone point.

#### **LOUNGE-DINER**

16'2 x 11'9 (4.93m x 3.58m)

Parquet flooring, double radiator, coving to ceiling, television point, dual aspect room with double glazed window to side and double glazed window and door to front aspect providing access to:

#### **BALCONY**

Ample space for bistro style table and chairs, metal balustrade.

#### **KITCHEN**

14'3 x 6'9 (4.34m x 2.06m)

Tiled walls, wood effect vinyl flooring, wall mounted boiler, fitted with a matching range of eye and base level cupboards and drawers with worksurfaces over, electric hob with oven below, inset drainer-sink unit with mixer tap, space and

plumbing for washing machine, space for tall fridge freezer, radiator, double glazed window to front aspect.

#### **BEDROOM**

11'6 x 9'4 plus wardrobe (3.51m x 2.84m plus wardrobe)

Built in wardrobes, radiator, double glazed window to side aspect.

#### **BEDROOM**

11'6 x 8'6 (3.51m x 2.59m)

Wood laminate flooring, coving to ceiling, radiator, double glazed window to side aspect.

#### **BATHROOM**

Panelled bath with mixer tap and shower attachment, vanity enclosed wash hand basin with mixer tap, ladder style heated towel rail, tiled walls, extractor fan for ventilation, dual flush low level wc, extractor fan for ventilation.

#### **GARAGE**

Located in a block with up and over door.

#### **TENURE**

We have been advised of the following by the vendor:

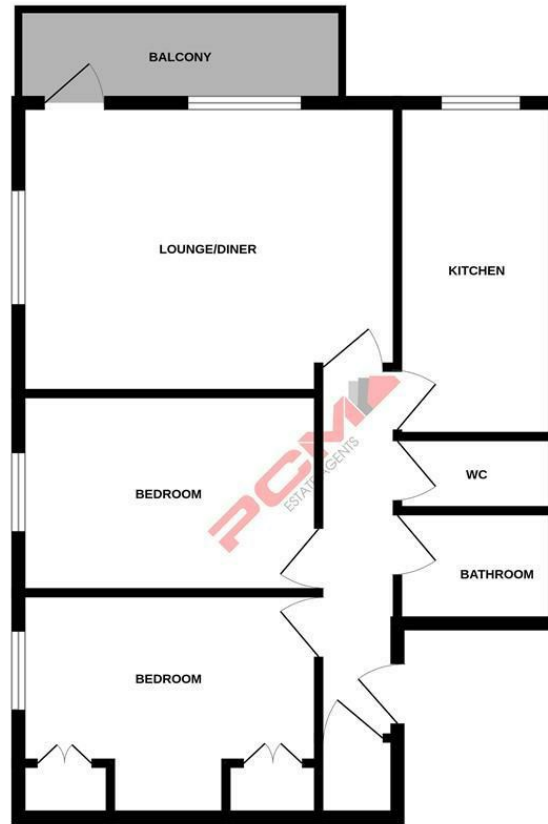
Share of freehold - transferrable with the sale.

Lease: Approximately 948 years remaining.

Maintenance: TBC



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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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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		