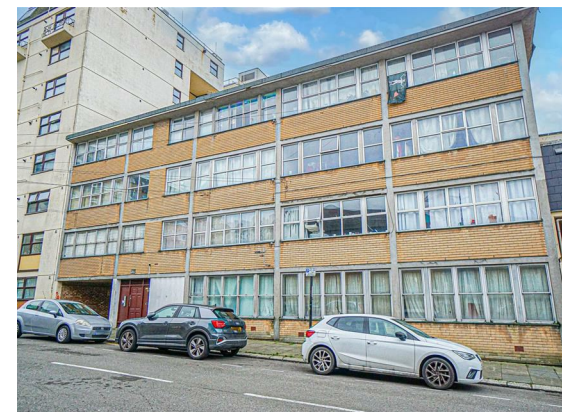




**Flat 2 Alan Court, Terrace Road, St Leonards-On-Sea, TN37 6BL**

Web: [www.pcmestateagents.co.uk](http://www.pcmestateagents.co.uk)  
Tel: 01424 839111

**Offers In Excess Of £100,000**

PCM Estate Agents welcome to the market this TWO BEDROOMED FIRST FLOOR APARTMENT with a SHARE OF FREEHOLD, offered to the market CHAIN FREE. Conveniently located within central St Leonards, within easy reach of Warrior Square with mainline railway station, seafront and the many boutique shops, bars and restaurants that St Leonards has to offer.

Accommodation comprises an entrance hallway, lounge, SEPARATE KITCHEN, TWO BEDROOMS and a bathroom. The property benefits from a SHARE OF FREEHOLD and is located on the FIRST FLOOR of this PURPOSE BUILT BUILDING within this prime position in central St Leonards.

Please call now to arrange your immediate viewing to avoid disappointment.

#### **ENTRANCE HALLWAY**

Wall mounted telephone entry point, radiator, built in storage/airing cupboard.

#### **LOUNGE**

13'3 x 11'1 (4.04m x 3.38m)

Window to front aspect, radiator.

#### **KITCHEN**

11'11 x 5'3 (3.63m x 1.60m)

Comprising a range of eye and base level units with worksurfaces, stainless steel inset sink with mixer tap, separate built in storage cupboard, space for fridge freezer, window to rear aspect.

#### **BEDROOM**

9'8 x 10'4 (2.95m x 3.15m)

Window to front aspect, radiator.

#### **BEDROOM**

10'10 x 6'7 (3.30m x 2.01m)

Window to rear aspect, radiator.

#### **BATHROOM**

Panelled bath with shower attachment, wc, wash hand basin, part tiled walls, obscured window to rear aspect.

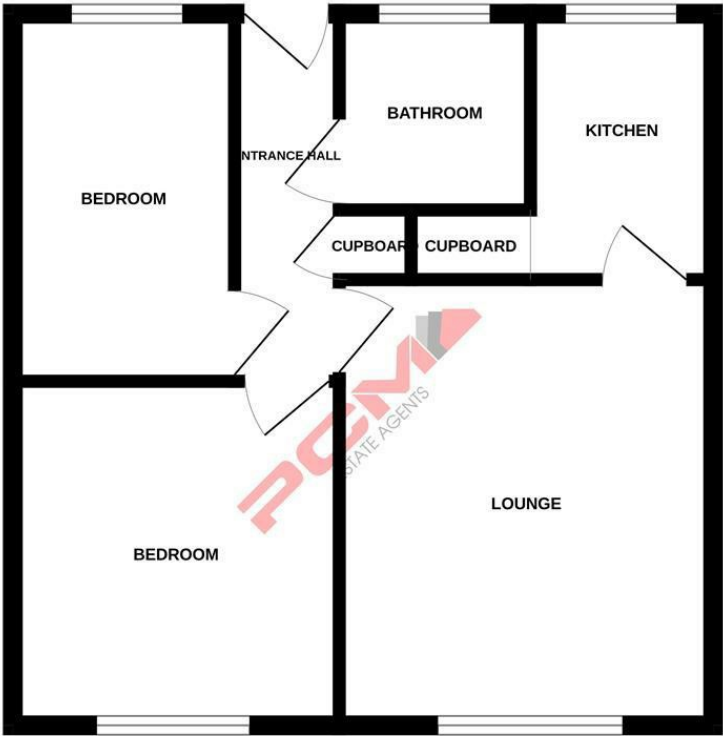
#### **TENURE**

We have been advised of the following by the vendor:  
Share of Freehold - transferrable with the sale of the property.  
Lease: Approximately 78 years remaining.  
Service Charge: Approximately £1200 per annum.

Council Tax Band: A



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.

