



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

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Tel: 01424 839111

Offers In Excess Of £210,000

Situated in this highly sought-after St Leonards location within close proximity to the Beach is this well-presented TWO DOUBLE BEDROOM GROUND FLOOR PURPOSE BUILT APARTMENT benefitting from an ALLOCATED PARKING SPACE and a SHARE OF FREEHOLD.

The property offers spacious accommodation throughout comprising an entrance hallway, 16ft LOUNGE, separate kitchen, TWO DOUBLE BEDROOMS and a family bathroom. The property also benefits from a SHARE OF FREEHOLD and a LENGTHY LEASE.

Conveniently located within a highly sought-after West St Leonards location within easy reach of West St Leonards railway station in addition to being within close proximity to a bus stop with links to Hastings and Bexhill.

Please call the owners sole agents now to book your immediate viewing to book your immediate viewing to avoid disappointment.

COMMUNAL ENTRANCE

Private front door into;

ENTRANCE HALLWAY

Airing cupboard, radiator, wall mounted telephone entry point, cupboard housing meters and fuse box, door to;

LOUNGE

16' x 14'4 (4.88m x 4.37m)

Dual aspect living room, large double glazed window to front aspect letting in ample light, double glazed window to rear aspect, two radiators.

KITCHEN

Fitted with a range of eye and base level units with work surfaces over, space for cooker, space for fridge freezer, space and plumbing for washing machine, double glazed window to rear aspect, storage cupboard, radiator.

BEDROOM

10'10 x 11'3 (3.30m x 3.43m)

Double glazed window to front aspect, radiator, built in wardrobes.

BEDROOM

10'8 x 10'4 (3.25m x 3.15m)

Double glazed window to rear aspect, radiator.

BATHROOM

Panelled bath with mixer tap and shower attachment, shower screen, wc, wash hand basin, shaver point, inset ceiling spotlights, double glazed obscured window to rear aspect.

TENURE

We have been advised of the following by the vendor;
Share of freehold.

Lease: approximately 1064 years remaining

Maintenance: £1800 per annum approximately

Ground Rent: £120 per annum approximately.

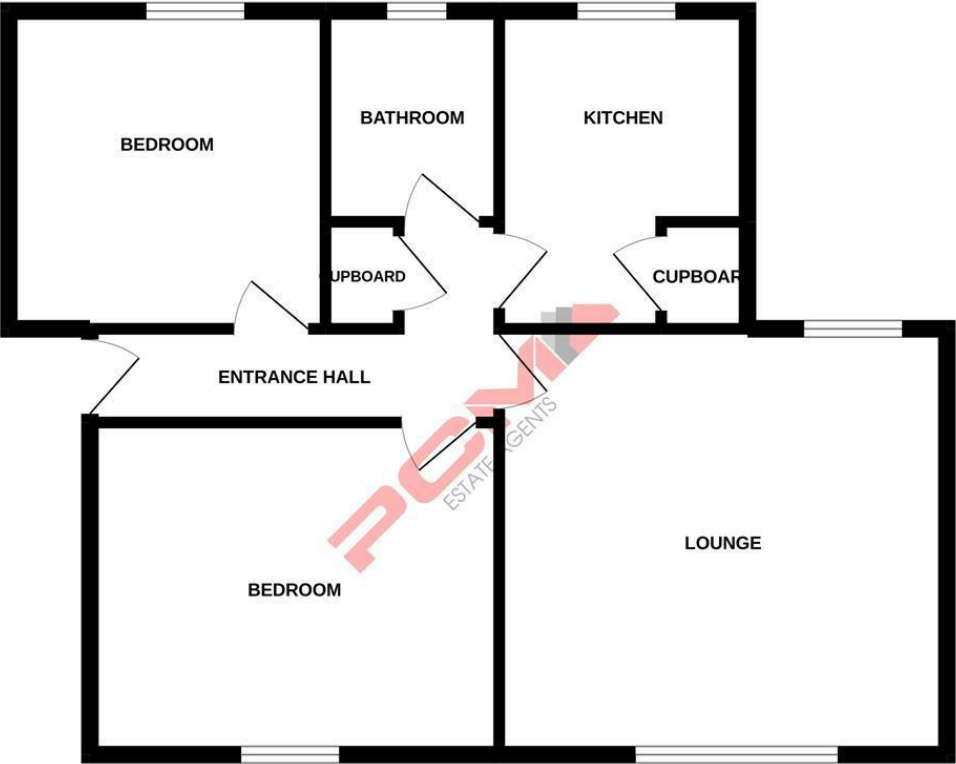
Letting: Allowed

Air BnB: Not Allowed

Pets: Cats allowed but no dogs.



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) A		
(81-91) B		
(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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales	EU Directive 2002/91/EC	