



ESTATE AGENTS

Flat 9, De Cham Court, De Cham Road, St. Leonards-On-Sea, TN37 6JA

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Tel: 01424 839111

Price £165,000

PCM Estate Agents welcome to the market this spacious TWO BEDROOM FIRST FLOOR APARTMENT with an ALLOCATED PARKING SPACE and a LONG LEASE. Offered to the market CHAIN FREE.

Situated on the first floor of this POPULAR PURPOSE BUILT BUILDING with spacious accommodation comprising an entrance hallway, 20ft LOUNGE, separate kitchen, TWO BEDROOMS and a bathroom.

Conveniently located within a sought-after central St Leonards location, within easy reach of Warrior Square mainline railway station and seafront, as well as many boutique shops, bars and eateries that St Leonards has to offer.

Please call PCM Estate Agents now to arrange your immediate viewing to avoid disappointment.

COMMUNAL ENTRANCE

Stairs rising to the first floor, door leading to:

ENTRANCE HALLWAY

Storage/ airing cupboard, radiator, wall mounted telephone entry point, door to:

LOUNGE

20'11 max x 12'5 max (6.38m max x 3.78m max)

Dual aspect living room with double glazed windows to both front and side aspects, radiator, television and telephone points, open plan to:

KITCHEN

7'1 x 5'5 (2.16m x 1.65m)

Comprising a range of eye and base level units with worksurfaces over, four ring electric hob with extractor above and oven below, stainless steel inset sink with mixer tap.

BEDROOM

11'10 max x 9'11 maz (3.61m max x 3.02m maz)

Built in wardrobe with sliding mirrored doors, radiator, television and telephone points, double glazed window to front aspect.

BEDROOM

10'8 x 6'9 (3.25m x 2.06m)

Double glazed window to front aspect, radiator.

BATHROOM

Panelled bath with mixer tap and electric shower over, wc, wash hand basin with tiled splashbacks, part tiled walls, shaver point, extractor fan.

PARKING

The property has the benefit of an allocated parking space.

TENURE

We have been advised of the following by the vendor:

Lease: 150 years from 1991, approximately 116 years remaining.

Service Charge: £1343.63 per annum approximately

Ground Rent: £100 per annum approximately

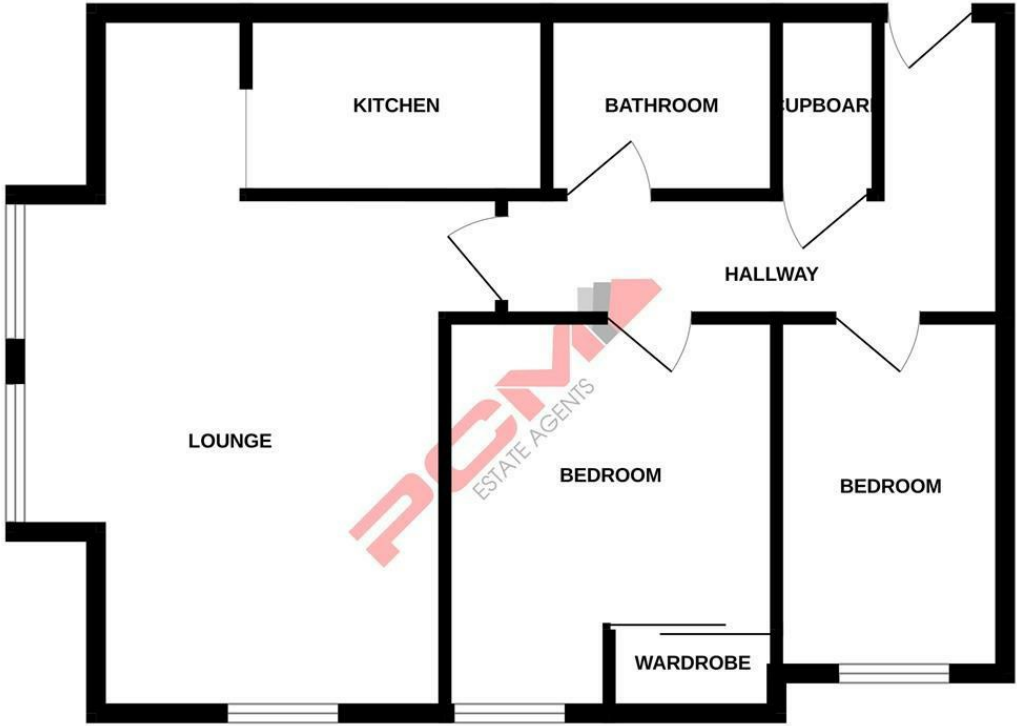
Letting: Allowed

Air BnB: Not Allowed

Pets: Allowed, will need to check lease for restrictions



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	