



ESTATE AGENTS

**Flat 9, 48, Chapel Park Road, St. Leonards-On-Sea, TN37
6JB**

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Tel: 01424 839111

Offers In Excess Of £200,000

A BEAUTIFULLY PRESENTED and RECENTLY REFURBISHED ONE BEDROOM APARTMENT with a fantastic PRIVATE REAR GARDEN and a LONG LEASE. The apartment is being sold CHAIN FREE and with a LENGTHY LEASE of approximately 115 years remaining.

The property occupies the LOWER FLOOR of this PERIOD BUILDING and boasts spacious accommodation throughout. Accessed via its own PRIVATE ENTRANCE and comprising a 17ft OPEN PLAN LIVING SPACE with NEWLY INSTALLED KITCHEN providing access to the garden, inner hallway, ONE BEDROOM, a DRESSING ROOM/ STUDY area and a MODERN BATHROOM SUITE. A particular feature of the property is its PRIVATE REAR GARDEN which enjoys a sunny aspect and offers a fantastic space for outdoor living and entertaining.

Located in a sought-after central St Leonards location, within easy reach of Warrior Square and the seafront. Please call now to arrange your immediate viewing to avoid disappointment.

PRIVATE FRONT DOOR

Leading to:

OPEN PLAN LIVING ROOM-KITCHEN

17'11 max x 11'7 maz (5.46m max x 3.53m maz)

Beautifully presented light and airy room with double glazed French doors to rear aspect leading out to the garden, comprising a range of eye and base level modern units with worksurfaces over, four ring electric hob with extractor above, integrated oven, one & ½ bowl stainless steel inset sink with mixer tap, further under cabinet space for appliances, radiator, door to:

INNER HALLWAY

Door leading to:

BEDROOM

15'7 max x 15'5 max (4.75m max x 4.70m max)

Double glazed windows to rear aspect overlooking the garden, radiator, open plan to:

DRESSING ROOM/ STUDY

8' x 6' (2.44m x 1.83m)

Radiator.

BATHROOM

Modern suite comprising a P shaped panelled bath with mixer tap and shower attachment, shower screen, wash hand basin, dual flush wc, ladder style radiator, part tiled walls.

REAR GARDEN

A particular feature of the property being large and enjoying a sunny aspect, providing ample space for seating and entertaining, gate providing side access to the front of the property.

TENURE

We have been advised of the following by the vendor:

Lease: Approximately 115 years remaining.

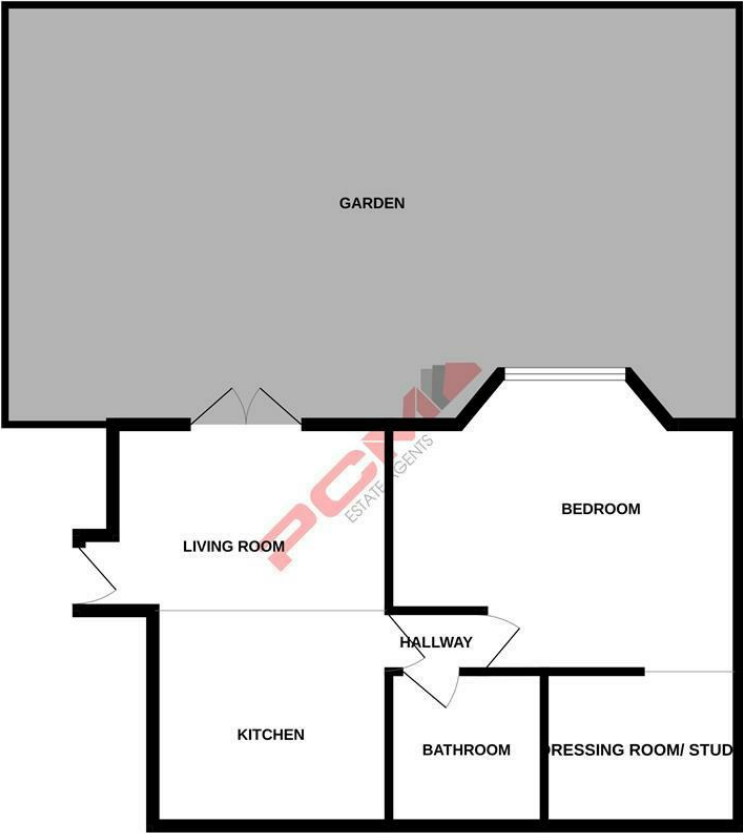
Service Charge: As & When

Ground Rent: TBC

We have been advised by the owner that pets are not permitted in the lease.



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		