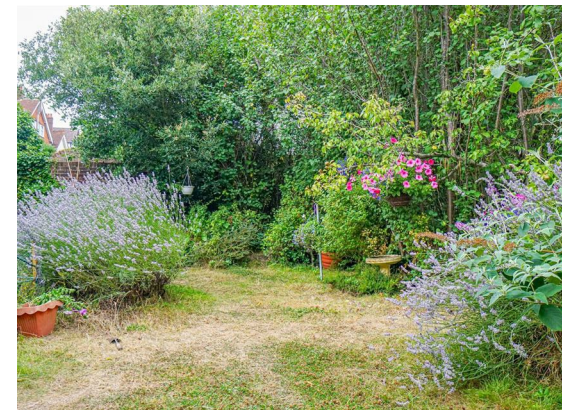




ESTATE AGENTS

F4, 24, De Cham Road, St. Leonards-On-Sea, TN37 6JP

Web: www.pcmestateagents.co.uk
Tel: 01424 839111

Offers Over £170,000

PCM Estate Agents are delighted to bring to the market an opportunity to secure this ONE BEDROOM, CONVERTED FIRST FLOOR FLAT located in this sought-after St Leonards location just a short walk from Warrior Square train station and amenities located within St Leonards.

This FIRST FLOOR FLAT offers well-proportioned accommodation with some PERIOD FEATURES including HIGH CEILINGS, CORNICING, DADO RAIL, SASH WINDOWS and MARBLE FIREPLACE. The property affords well-proportioned accommodation comprising entrance hall, LOUNGE-DINING ROOM, kitchen with INTEGRATED APPLIANCES, double bedroom with fitted wardrobe and a MODERN BATHROOM. The property also benefits from having a SHARE OF FREEHOLD, a lease term remaining of over 900 years and access/ use of the COMMUNAL GARDENS.

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

COMMUNAL FRONT DOOR

Leading to communal entrance hall, with stairs rising to first floor, wall mounted entry phone system, private front door to;

ENTRANCE HALL

Coving to ceiling, high ceilings, picture rail, radiator, dado rail, wall mounted consumer unit for the electrics, overhead storage cupboard, wall mounted thermostat control for gas fired central heating, window to side aspect, door to;

OPEN PLAN LOUNGE-DINING ROOM

16'3" x 11'7" (4.95m x 3.53m)

Double aspect room enjoying plenty of light with windows to front and side, marble fireplace, double radiator, single radiator, built in storage cupboard, cornicing, dado rail, television point, telephone point.

KITCHEN

2'5" x 7'5" (0.74m x 2.26m)

Modern kitchen fitted with a range of eye and base level cupboards and drawers with work surfaces over, four ring electric hob with electric oven below, fitted cooker with cooker hood over, integrated appliances including washing machine and separate dryer, fridge freezer, radiator, tiled flooring, high ceilings, two windows to front aspect.

BEDROOM

11'4" x 9'0" (3.45m x 2.74m)

Picture rail, coving to ceiling, double radiator, built in wardrobe with mirrored sliding door and overhead storage space, window to side aspect.

BATHROOM

Panelled bath with mixer tap and shower over bath, vanity enclosed wash hand basin with storage set beneath and mixer tap, dual flush low level wc, chrome ladder style heated towel rail, extractor for ventilations, cornicing, part tiled walls, tiled flooring, wall mounted mirror.

COMMUNAL GARDEN

Accessible leaving the flat via gate off of Cloudesley Road, mainly laid to lawn with seating area.

TENURE

We have been advised by the owner of the following;

20% Share of Freehold

Lease: Approximately 988 years

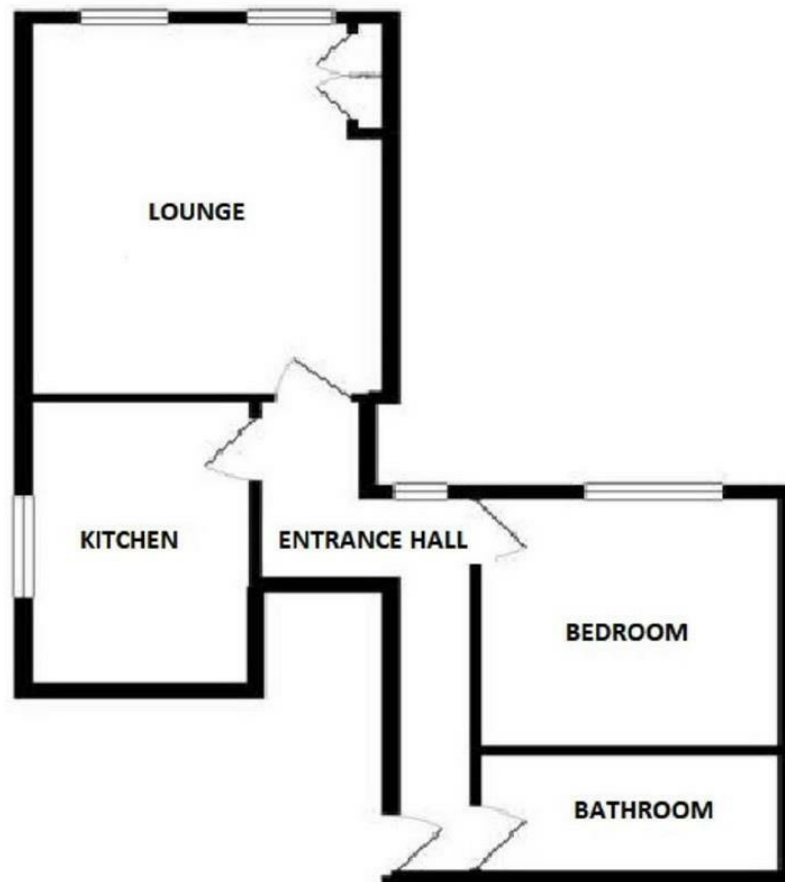
Maintenance: Approximately £420 per annum.

Ground Rent: Peppercorn

Pets: With Consent

Letting: Allowed





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		