



ESTATE AGENTS

**21 Lavender Court, Arbourvale, St. Leonards-On-Sea, TN38 0FQ**

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

**Price £180,000**



PCM Estate Agents are delighted to offer for sale this well-presented TWO BEDROOM, TWO BATHROOM, SECOND FLOOR PURPOSE BUILT APARTMENT with a LONG LEASE and an ALLOCATED PARKING SPACE.

Accommodation comprises a spacious entrance hallway with built in storage cupboards, lounge, MODERN KITCHEN, TWO BEDROOMS with the master enjoying its own EN SUITE SHOWER ROOM in addition to the main bathroom. The property also benefits from an ALLOCATED PARKING SPACE in addition to a LONG LEASE of approximately 980 YEARS REMAINING.

Located towards the end of this sought-after and quiet cul-de-sac within St Leonards with schooling close by, whilst also being within easy reach of central St Leonards and Hastings town centres.

The property is considered an IDEAL FIRST TIME PURCHASE, please call PCM Estate Agents now to arrange your immediate viewing to avoid disappointment.

#### **COMMUNAL FRONT DOOR**

Leading to communal entrance hall, stairs rising to the first floor, private front door to:

#### **ENTRANCE HALLWAY**

Built in storage cupboard, separate airing cupboard, wall mounted telephone entry point, radiator.

#### **LOUNGE**

15'3 x 12'7 (4.65m x 3.84m)

Double glazed double doors leading to a Juliette balcony to front aspect, two radiators, television and telephone points, open plan to:

#### **KITCHEN**

10'7 x 6'3 (3.23m x 1.91m)

Comprising a range of eye and base level units with worksurfaces over, four ring gas hob with extractor above and oven below, space for fridge freezer, inset dishwasher, stainless steel inset sink with mixer tap, double glazed window to side aspect.

#### **BEDROOM**

11'7 x 8'8 (3.53m x 2.64m)

Built in wardrobe, telephone point, radiator, double glazed window to front aspect.

#### **EN SUITE SHOWER ROOM**

Walk in shower, wash hand basin, dual flush wc, radiator, part tiled walls, shaver point, extractor fan.

#### **BEDROOM**

11'7 x 7'4 (3.53m x 2.24m)

Double glazed window to front aspect, radiator.

#### **BATHROOM**

Panelled bath with mixer tap and shower attachment, dual flush wc, wash hand basin, part tiled walls, extractor fan.

#### **PARKING**

The property also has the benefit of having an allocated parking space.

#### **TENURE**

We have been advised of the following:

Lease: Remainder of a 980 year lease approximately.

Maintenance: £1357.28 per annum approximately.

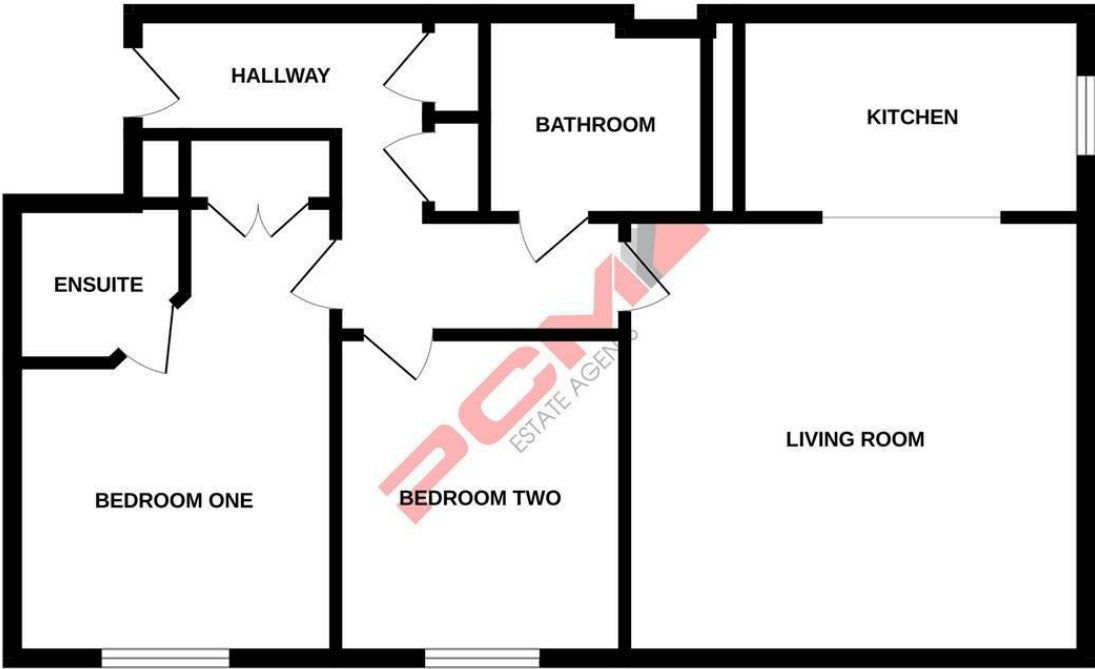
Ground Rent: £200 per annum approximately

Letting: Allowed

Pets: Small Cat or Dog allowed.



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.  
Made with Metropix ©2025

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.

