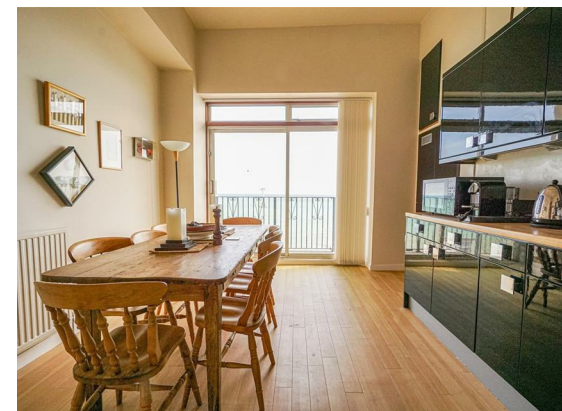




**Flat 16 The Alexandra, 32, Eversfield Place, St.
Leonards-On-Sea, TN37 6QP**

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

Price £295,000

A RARE OPPORTUNITY to acquire this TWO BEDROOM, TWO BATHROOM APARTMENT with PRIVATE BALCONY and AMAZING SEA VIEWS, located on the sought-after St Leonards promenade. Offered to the market CHAIN FREE and with a LENGTHY LEASE of approximately 150 years remaining.

The property is situated on the SECOND FLOOR with stair or LIFT ACCESS, offering deceptively spacious accommodation with HIGH CEILINGS throughout comprising a generous entrance hallway, 17ft LIVING ROOM and a 15ft KITCHEN-DINER- both of which having direct access onto a LARGE BACONY with FANTASTIC SEA VIEWS. There are TWO DOUBLE BEDROOMS with the master enjoying its own EN SUITE in addition to the main bathroom.

Conveniently located on a sought-after stretch of St Leonards seafront, within easy reach of both Hastings and St Leonards Warrior Square mainline railway station in addition to a number of local shops, bars and restaurants.

If you are looking for a SEAFRONT APARTMENT with STUNNING VIEWS, look no further and call PCM Estate Agents now to arrange your immediate viewing to avoid disappointment.

COMMUNAL ENTRANCE

Stairs or lift access to the second floor, private front door to:

ENTRANCE VESTIBULE

Door leading to:

HALLWAY

Spacious with wall mounted telephone entry point, wall mounted thermostat control, airing cupboard, radiator.

LOUNGE

17'2 max x 15'5 max (5.23m max x 4.70m max)

Spacious light and airy room with high ceilings, enjoying fantastic sea views and direct access onto the balcony, radiator, television point.

KITCHEN-DINER

15'8 x 11'2 (4.78m x 3.40m)

Generous sized eat-in kitchen with far reaching sea views and direct access onto the balcony. Comprising a range of eye and base level units with

worksurfaces over, ample space for dining table and chairs, four ring electric hob with extractor above and oven below, stainless steel inset sink with mixer tap, integrated washing machine, space for fridge freezer, radiator.

BEDROOM

16'8 x 10'1 (5.08m x 3.07m)

Range of built in wardrobes, window to rear aspect, radiator, door to:

EN SUITE

Panelled bath with mixer tap and shower attachment, wc, wash hand basin, radiator, two obscured windows to side aspect.

BEDROOM

16' x 10'4 max (4.88m x 3.15m max)

Range of built in wardrobes and shelves, window to rear aspect, radiator.

BATHROOM

Panelled bath with mixer tap and shower attachment, wc, wash hand basin, radiator, obscured window to rear aspect.

BALCONY

A particular feature being private and enclosed with metal balustrades. Enjoying panoramic far reaching sea views. You can see towards Hastings Old Town and the pier and across to Eastbourne and Beachy Head. The balcony runs the full width of the apartment and is accessed via the living room and kitchen, providing ample space for outdoor seating and entertaining.

TENURE

We have been advised of the following by the vendor:

Lease: 150 years approximately

Service Charge: TBC

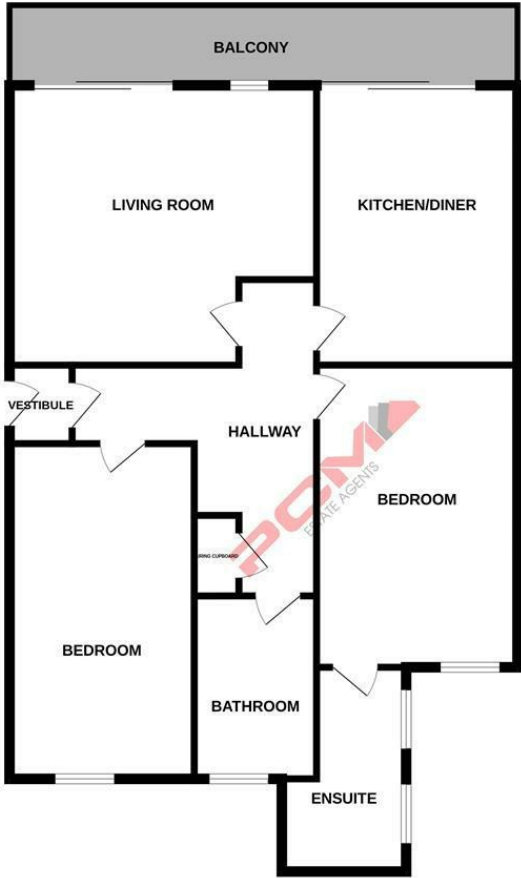
Ground Rent: Peppercorn

Air BnB: Not Allowed

Pets: Not 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.
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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		