



ESTATE AGENTS

**Garden Flat 6, Church Road, St. Leonards-on-sea, TN37  
6EF**

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

**Price £185,000**



PCM Estate Agents are delighted to present to the market an opportunity to secure this LOWER GROUND FLOOR, TWO BEDROOMED, COURTYARD GARDEN FLAT offered to the market with an EXTENDED LEASE and CHAIN FREE.

The property benefits from a TERRACED COURTYARD GARDEN, double glazed windows where stated and gas fired central heating. The property is accessed via a PRIVATE FRONT DOOR with SPACIOUS ACCOMMODATION comprising entrance hall, LOUNGE/ DINING ROOM open plan onto kitchen, separate UTILITY ROOM, two bedrooms and a bathroom.

Conveniently located within easy reach of amenities, St Leonards seafront and Warrior Square train station. Please call the owners agents now to book your immediate viewing to avoid disappointment.

### **STEPS DESCENDING TO**

Lower ground floor flat, double glazed door providing access to;

### **ENTRANCE HALL**

Double radiator, wall mounted boiler, hallway leading to;

### **LOUNGE/ DINING ROOM**

19'4" into bay x 15'1" (5.89 into bay x 4.60)

Two double radiators, television point, double glazed bay window to front aspect, tiled fireplace, open plan to;

### **KITCHEN**

11'0" x 5'7" (3.35 x 1.70)

Fitted with a range of eye and base level cupboards and drawers with work surfaces over, four ring gas hob with oven below and extractor over, stainless steel sink unit, space for tall fridge freezer.

### **SEPARATE UTILITY ROOM**

7'4" x 4'7" (2.24 x 1.40)

Space and plumbing for washing machine, built in cupboards.

### **BEDROOM ONE**

12'4" x 9'4" (3.76 x 2.84)

Tiled fireplace, double glazed window to rear aspect, further double glazed window to rear aspect.

### **BEDROOM TWO**

8'3" x 5'5" (2.51m x 1.65m)

Radiator, door to garden.

### **BATHROOM**

Panelled bath with mixer tap and shower attachment, vanity enclosed wash hand basin, dual flush low level wc, part tiled walls, tiled flooring, chrome ladder style heated towel rail.

### **REAR GARDEN**

Terraced garden with potential for planting areas, in need of cultivation.

### **OUTSIDE - FRONT**

A small area of garden space, in need of cultivation.

### **TENURE**

We have been advised of the following by the vendor;

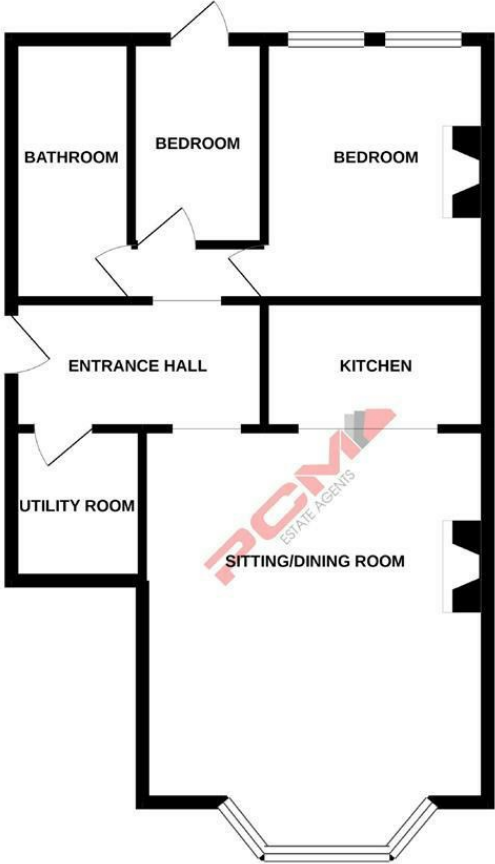
Lease: In excess of 150 years

Ground Rent: £50 per annum

Maintenance: Approximately £2356 per annum.



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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