

ESTATE AGENTS

**5 Cromarty Court, Sedlescombe Gardens, St. Leonards-On-Sea, TN38 0TQ**

Web: [www.pcmestateagents.co.uk](http://www.pcmestateagents.co.uk)  
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**Price £160,000**



PCM Estate Agents are delighted to present to the market an opportunity to secure this CHAIN FREE TWO BEDROOM FIRST FLOOR APARTMENT with SHARE OF FREEHOLD, LENGTHY LEASE and GARAGE located in a block nearby.

The property is ideally positioned in a popular residential area close to Silverhill with its amenities, bus routes and the ASDA Superstore.

Accommodation comprises entrance hall, lounge, kitchen, TWO DOUBLE BEDROOMS and bathroom. Modern comforts include electric heating and double glazing. Outside there are communal grounds and the aforementioned garage.

This property is considered an ideal first home or investment property. Please call the owners agents now to book your appointment to view.

#### **COMMUNAL FRONT DOOR**

Opening to:

#### **COMMUNAL ENTRANCE HALL**

Staircase rising to first floor. Private front door opening to:

#### **PRIVATE ENTRANCE HALLWAY**

17'1 max x 5'3 max (5.21m max x 1.60m max)

Carpet flooring, two built in storage cupboards, coat hooks, ceiling spotlights, fire alarm.

#### **LOUNGE**

16'7 x 11'10 max (5.05m x 3.61m max)

Carpet flooring, electric heater, large part frosted double glazed window overlooking surrounding greenspace, telephone point, television point.

#### **KITCHEN**

10'11 x 5'11 (3.33m x 1.80m)

Vinyl flooring, range of fitted eye and base level cupboards and drawers with work surfaces over, sink unit with mixer tap, part tiled walls, double glazed window to rear aspect, electric oven with four ring electric hob over, space for fridge/freezer, space and plumbing for washing machine, space for further appliance, ceiling spotlighting, fire alarm.

#### **BEDROOM**

11' x 7'11 (3.35m x 2.41m)

Large double glazed window with frosted glass to rear aspect, carpet flooring, electric heater.

#### **BEDROOM**

11'2 x 10' (3.40m x 3.05m)

Carpet flooring, electric heater, large double glazed window with frosted glass to rear aspect.

#### **BATHROOM**

7'3 x 5' (2.21m x 1.52m)

Wood laminate flooring, heated towel rail, electric heater, wc, bath with tiled surround, shower over bath, sink unit, extractor fan, frosted double glazed window to side aspect.

#### **TENURE**

We have been advised of the following by the vendor:

Share of Freehold - transferrable with the sale.

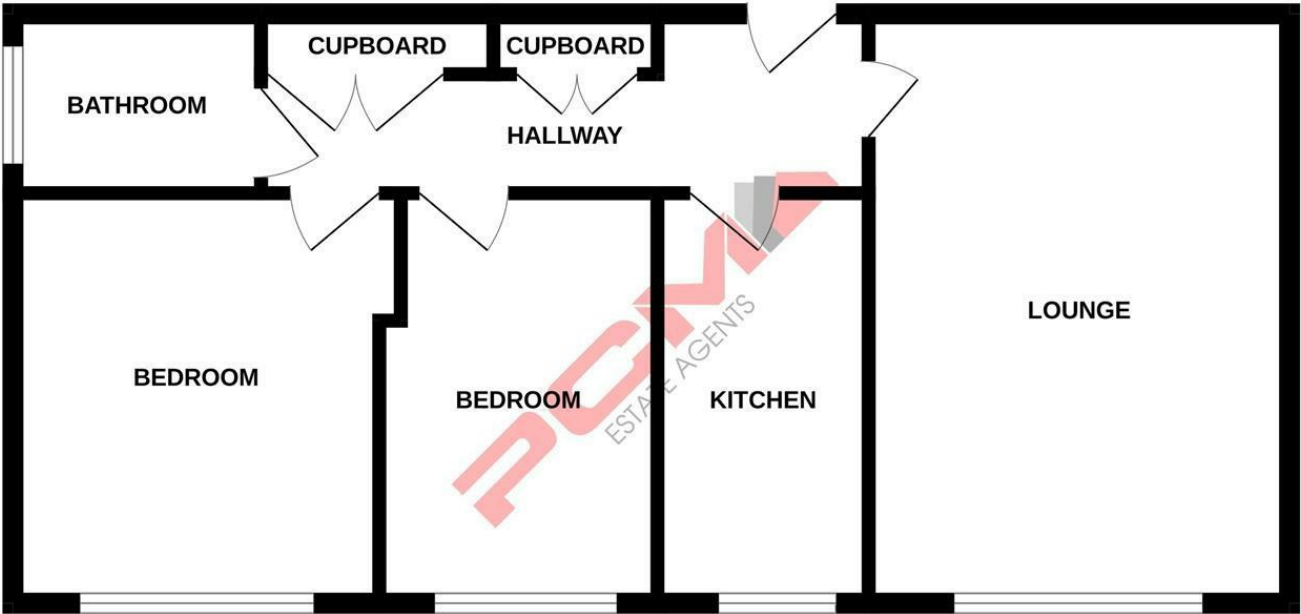
Lease: 900 years

Service Charge: Approximately £700 per annum.

Council Tax Band:



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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