



ESTATE AGENTS

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Offers In Excess Of £125,000

PCM Estate Agents are delighted to present to the market an opportunity to secure this RECENTLY MODERNISED GROUND FLOOR ONE BEDROOMED FLAT with PRIVATE ENTRANCE and an area of OUTSIDE SPACE, located just moments from the BEACH in St Leonards On Sea. Offered to the market CHAIN FREE.

This spacious and well-appointed one bedroomed flat must be viewed to fully appreciate all that is on offer. Accommodation comprises an entrance porch, hallway, LOUNGE-DINING ROOM, kitchen, ONE BEDROOM and bathroom.

Conveniently located just a short walk from St Leonards seafront, nestled between Bexhill and St Leonards and just a short drive to Ravenside Retail Park or the vibrant array of shops and eateries of St Leonards, also within easy reach of St Leonards Medical Practice.

This property must be viewed to fully appreciate the overall space and position on offer, please call the owners agents now to book your viewing to avoid disappointment.

DOUBLE GLAZED PRIVATE FRONT DOOR

Leading to;

ENTRANCE PORCH

Further double glazed door opening onto;

ENTRANCE HALL

Wood laminate flooring, radiator, doors to;

LOUNGE-DINING ROOM

15'1 x 12'8 (4.60m x 3.86m)

Double aspect with double glazed windows to front and side, radiator, telephone and television point.

KITCHEN

10'7 x 10' (3.23m x 3.05m)

Fitted with a matching range of eye and base level cupboards and drawers with work surfaces over, four ring electric hob with oven below, inset drainer/ sink unit with mixer tap, cupboard concealed wall mounted boiler, part tiled walls, wood laminate flooring, radiator, double glazed window to rear aspect with double glazed door opening to a private area of garden.

BEDROOM

15'4 x 12' (4.67m x 3.66m)

Radiator, two double glazed windows to rear aspect.

BATHROOM

P shaped panelled bath with with mixer tap and shower attachment, glass shower screen, pedestal wash hand basin, radiator, part tiled walls, dual flush low level wc, double glazed window to side aspect.

TENURE

We have been advised of the following by the vendor;

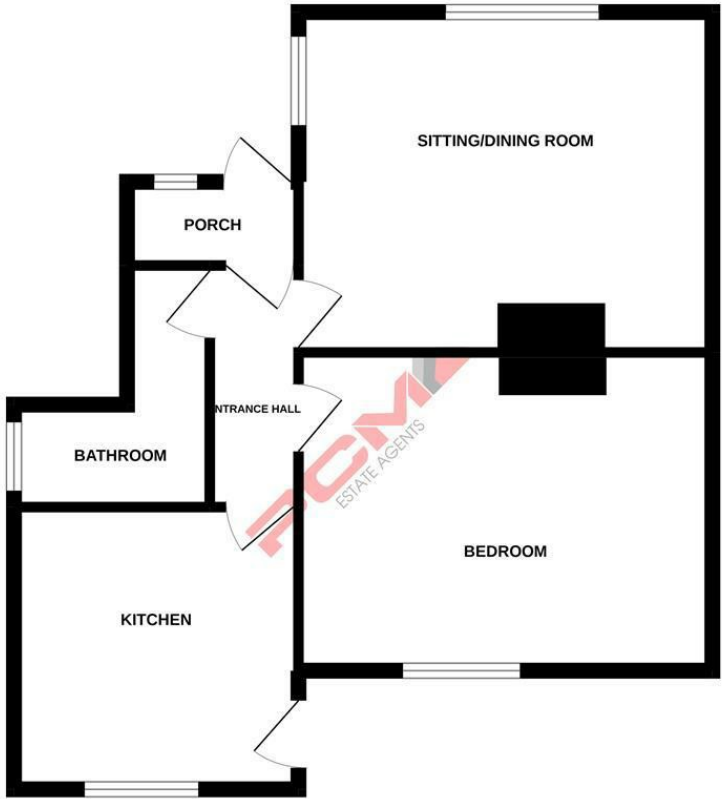
Lease: To be created as currently owns entire freehold, likely to be 125 years.

Share of Freehold - 50%

Maintenance: As & When required.



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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