



ESTATE AGENTS

Top Floor Flat 63, Southwater Road, St. Leonards-On-Sea, TN37 6JR

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

Offers Over £125,000

PCM Estate Agents welcome to the market this CHAIN FREE, TOP FLOOR, ONE BEDROOM FLAT, conveniently located just moments away from Warrior Square railway station with convenient links to London and central St Leonards with a vast range of amenities including shops, eateries, cafe's and the seafront & promenade.

Occupying the TOP FLOOR of this OLDER STYLE VICTORIAN BUILDING, with NEW CARPETS, RECENT DECORATION, gas central heating and double glazing. Accommodation comprises a lounge, kitchen, BEDROOM and SHOWER ROOM.

Viewing comes highly recommended, please call the owners agents now to book your viewing.

COMMUNAL ENTRANCE

Stairs rising to the first floor, private front door to:

FLAT ENTRANCE

Stairs rising to a half-landing with double glazed sash window to rear aspect, further stairs from the half landing to:

HALL

Doors to:

LOUNGE

12'4 x 10'6 (3.76m x 3.20m)

Radiator, newly carpeted, high ceilings, television point, telephone point, double glazed sash windows to front aspect.

BEDROOM

12'5 x 10'5 (3.78m x 3.18m)

Newly carpeted, high ceilings, radiator, built in open cupboard with hanging rail, double glazed sash window to rear aspect enjoying a pleasant leafy outlook.

KITCHEN

9'1 narrowing to 6'6 x 7' (2.77m narrowing to 1.98m x 2.13m)

Fitted with a range of eye and base level units, part tiled walls, radiator, wood effect vinyl flooring, wall mounted Worcester boiler, space for gas cooker, inset drainer-sink unit, space for under counter appliances including washing machine and fridge freezer, double glazed window to front aspect.

SHOWER ROOM

Walk-on shower enclosure with power shower, wall mounted wash hand basin, low level wc, part tiled walls, tiled flooring, radiator, extractor for ventilation and a borrowed light window overlooking the hall space, allowing natural light to flood into this room.

TENURE

We have been advised of the following by the vendor:

Lease: New 999 year lease upon completion

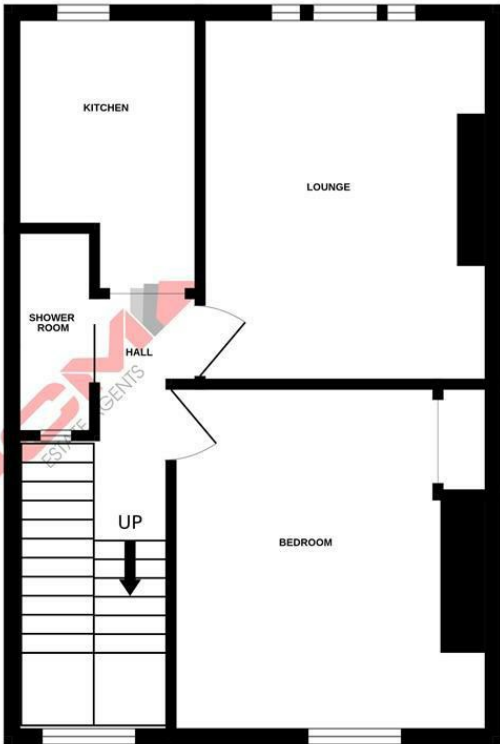
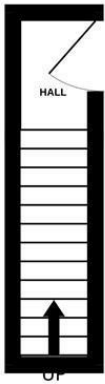
Service Charge: Approximately £615 per annum.

Ground Rent: Peppercorn



FLOOR NAME

FLOOR NAME



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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