



**24 St Marys Court, Terrace Road, St. Leonards-On-Sea, TN37 6QL**

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

**Price £139,950**

PCM Estate Agents present to the market an opportunity to acquire this TWO BEDROOM MANAGED APARTMENT, catered to the OVER 60's and located on the FOURTH FLOOR of this PURPOSE BUILT BUILDING with FANTASTIC VIEWS out towards Warrior Square and to the sea.

Accommodation comprises a spacious entrance hall with ample storage space, an OPEN PLAN LOUNGE-DINING ROOM with VIEWS TO THE SEA, kitchen, MASTER BEDROOM with EN-SUITE BATHROOM, second BEDROOM and a separate SHOWER ROOM.

The building itself also benefits from a LIFT, GUEST BEDROOM and RESIDENTS LOUNGE, located on the top floor of the building.

To fully appreciate the space and all this MANAGED BUILDING has to offer, please contact PCM Estate Agents today to arrange your viewing and avoid disappointment.

#### **COMMUNAL FRONT DOOR**

With entry telephone system, stairs or lift rising to the fourth floor, private front door to:

#### **ENTRANCE HALL**

Built in storage cupboard with additional hanging space and shelving above, secondary cupboard housing the immersion tank and shelving, lifeline pull cord, electric night storage heater and double doors opening to:

#### **LOUNGE**

18'7 max narrowing to 14'6 x 14'6 (5.66m max narrowing to 4.42m x 4.42m)  
Electric night storage heater, double glazed window to front aspect providing sea views and views out towards Warrior Square Gardens, sliding doors opening to:

#### **KITCHEN**

8'5 max narrowing to 6'8 x 8'4 (2.57m max narrowing to 2.03m x 2.54m)  
Comprising a range of eye and base level units, four ring electric hob, eye level electric oven, space for fridge freezer, space and plumbing for washing machine, inset one & ½ bowl stainless steel sink with mixer tap.

#### **BEDROOM**

15'5 narrowing to 9'3 x 8'7 narrowing to 3'1 (4.70m narrowing to 2.82m x 2.62m narrowing to 0.94m)  
Electric heater, built in wardrobes, double glazed window to front aspect, sliding door to:

#### **EN-SUITE**

Panelled bath with mixer tap and separate shower attachment, wc, wash hand basin, part tiled walls and extractor fan.

#### **BEDROOM**

12'2 x 8'2 (3.71m x 2.49m)  
Electric heater, built in wardrobe, double glazed window to front aspect.

#### **SHOWER ROOM**

Electric shower with shower cubicle, wash hand basin, wc, part tiled walls and extractor fan.

#### **TENURE**

We have been advised of the following by the vendor:

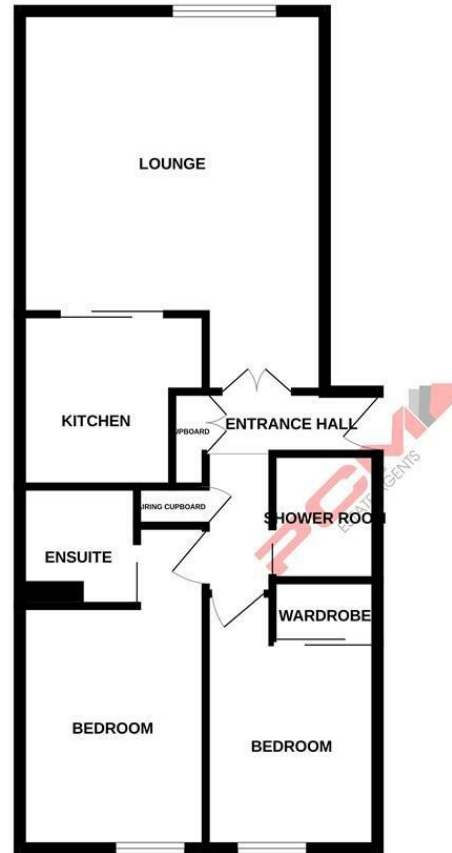
Lease: Approximately 62 years remaining.

Service Charge: 2.88% of any costs

Ground Rent: £1 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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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) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |           |
|-----------------------------------------------------------------|-------------------------|-----------|
|                                                                 | Current                 | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |           |
| (92 plus) <b>A</b>                                              |                         |           |
| (81-91) <b>B</b>                                                |                         |           |
| (69-80) <b>C</b>                                                |                         |           |
| (55-68) <b>D</b>                                                |                         |           |
| (39-54) <b>E</b>                                                |                         |           |
| (21-38) <b>F</b>                                                |                         |           |
| (1-20) <b>G</b>                                                 |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
| <b>England &amp; Wales</b>                                      | EU Directive 2002/91/EC |           |