PCM
ESTATE AGENTS

Flat 2 Knowle Court, Sedlescombe Road South, St. Leonards-On-Sea, TN38 0XB

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Price £179,950

PCM Estate Agents welcome to the market an exciting opportunity to acquire this CHAIN FREE, PURPOSE BUILT, TWO BEDROOM FIRST FLOOR FLAT, conveniently located within a sought-after building in the popular Silverhill region of St Leonards. The property does have access to parking on a first come first served basis and use of COMMUNAL GARDENS.

Accommodation is well-presented and comprises a LOUNGE-DINER, kitchen, TWO GOOD SIZED BEDROOMS with built in storage and a bathroom. The property benefits from gas fired central heating, double glazing and a HEALTHY LEASE of approximately 135 years remaining.

Close by are amenities within Silverhill, including Asda Superstore and bus routes providing access to Hastings town centre, seafront and promenade.

Viewing comes highly recommended, please contact the owners agents now to book your appointment.

COMMUNAL FRONT DOOR
Leading to communal entrance hall, stairs rising to he first floor, private front door leading to:

ENTRANCE HALL
Large cupboard housing the consumer unit for the electrics, practical built in storage space, wood laminate flooring, door to:

INNER HALLWAY
Wood laminate flooring, radiator, coving to ceiling, large built in cupboard having shelf and housing the wall mounted boiler, doors to:

LOUNGE-DINER
17'5 max x 12' narrowing to 11'3 (5.31m max x 3.66m narrowing to 3.43m)
Wood laminate flooring, radiator, television point, double glazed windows to rear aspect.

KITCHEN
9'9 x 7'3 (2.97m x 2.21m)
Fitted with a matching range of eye and base level cupboards and drawers with worksurfaces over, tiled splashbacks, space for electric hob, inset drainer-sink unit with mixer tap, space for appliances such as tall fridge freezer and washing machine, vinyl flooring, double glazed window to rear aspect.

BEDROOM
11'4 x 10'3 (3.45m x 3.12m)
Coving to ceiling, radiator, built in cupboard/ wardrobe, double glazed window to front aspect with views over the front gardens and grounds.

BEDROOM
9'2 x 8'2 (2.79m x 2.49m)
Radiator, coving to ceiling, built in cupboard, double glazed window to front aspect with lovely views over the gardens and grounds.

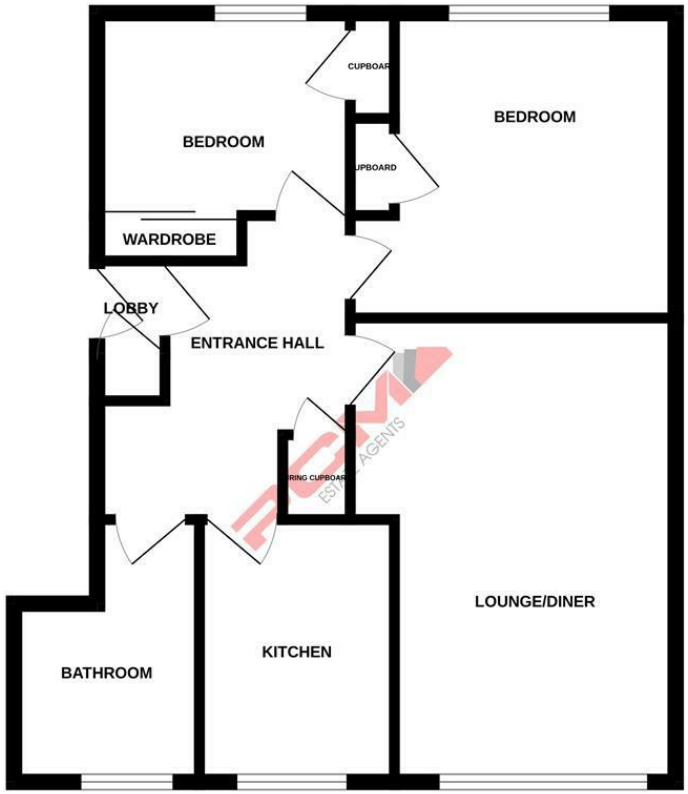
BATHROOM
Panelled bath with mixer tap and shower attachment, glass shower screen, pedestal wash hand basin with mixer tap, dual flush low level wc, radiator, tiled walls, vinyl flooring, double glazed pattern glass window to rear aspect.

COMMUNAL GARDENS AND GROUNDS
Laid to lawn with planting beds.

TENURE
We have been advised of the following by the vendor:
Lease: Approximately 135 years remaining.
Service Charge: Approximately £1314 per annum.
Ground Rent: Peppercorn.
Letting & Air BnB: Not Permitted
Pets: Permitted with limitations.

Council Tax Band: B

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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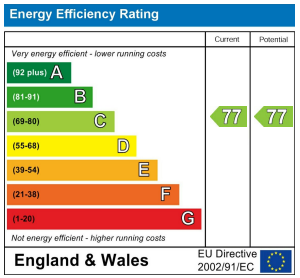

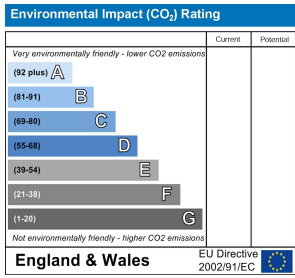

PCM endeavour to maintain accurate depictions of properties in Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection. PCM have not tested any services, appliances, equipment or facilities, and nothing in these details should be deemed to be a statement that they are in good working order or that the property is in good structural condition or otherwise.