



ESTATE AGENTS

**10, Rectory Close, St Leonards-On-Sea, TN38 0TW**

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**Price £167,500**

PCM Estate Agents are delighted to present this excellent opportunity to acquire this PURPOSE BUILT GROUND FLOOR TWO BEDROOM FLAT, ideally positioned in a sought-after St Leonards LOCATION. Accommodation is well-proportioned and benefits from electric heating and double glazing.

Inside, the layout offers an entrance hall, SPACIOUS LOUNGE-DINING ROOM, fitted kitchen, TWO BEDROOMS both having BUILT IN WARDROBES and a MODERN WALK-IN SHOWER ROOM. Externally there is use of the COMMUNAL GARDENS and PARKING on a first come first served basis.

Situated in a quiet cul-de-sac, the property is conveniently located within easy reach of local amenities, including regular bus routes providing access to Hastings town centre, as well as mainline railway station, seafront and promenade.

Early viewing is highly recommended to avoid disappointment. Please contact the owners agents now to arrange your appointment.

#### **COMMUNAL ENTRANCE**

With private front door to:

#### **ENTRANCE HALL**

Frosted double glazed window to side aspect, further door to:

#### **LOBBY**

Entry phone system, door opening to:

#### **LOUNGE-DINER**

15'3 x 10'5 (4.65m x 3.18m)

Electric fireplace, built in storage unit, electric radiator, double glazed window to front aspect.

#### **KITCHEN**

10'7 x 9'1 (3.23m x 2.77m)

Fitted with a range of eye and base level units, freestanding electric oven with four ring electric hob and extractor over, integrated washing machine, integrated dishwasher, space for tall American fridge freezer, built in pantry cupboard with shelving space, also housing the electric consumer unit, part tiled walls, LED inset ceiling spotlights, double glazed window to side aspect.

#### **BEDROOM**

15'4 x 9'9 (4.67m x 2.97m)

Built in wardrobes with hanging space and shelving above, electric radiator, double glazed window to front aspect.

#### **BEDROOM**

11'9 x 7'4 (3.58m x 2.24m)

Built in wardrobe space with hanging and shelving above, electric radiator, double glazed window to front aspect.

#### **SHOWER ROOM**

Walk in shower with glass splashback, low level dual flush wc, wash hand basin with vanity mirror above and storage below, tiled walls, additional storage cupboard with shelving space.

#### **OUTSIDE**

The property benefits from use of communal gardens and parking facilities.

#### **TENURE**

We have been advised of the following by the vendor:

Share of Freehold - transferrable with the sale.

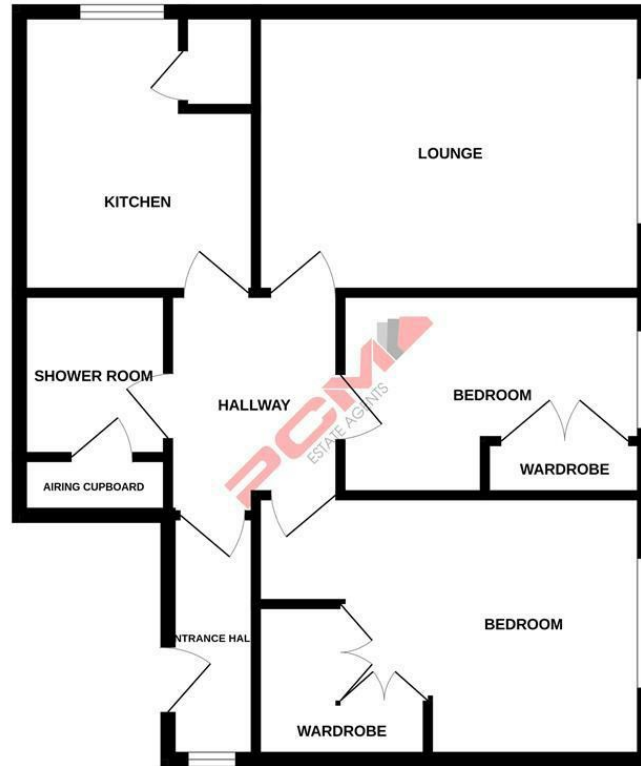
Lease: TBC

Service Charge: TBC

Council Tax Band: A



GROUND FLOOR  
648 sq.ft. (60.2 sq.m.) approx.



TOTAL FLOOR AREA : 648 sq.ft. (60.2 sq.m.) approx.

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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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		

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.