



ESTATE AGENTS

Flat 24 Lilac Court, Arbourvale, St. Leonards-On-Sea, TN38 0FN

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Tel: 01424 839111

Price £185,000

PCM Estate Agents welcome to the market an opportunity to acquire this exceptionally well-presented TOP FLOOR PURPOSE BUILT TWO DOUBLE BEDROOM, TWO BATHROOM, APARTMENT with an ALLOCATED PARKING SPACE.

Accommodation comprises a spacious entrance hall with ample built in storage, GOOD-SIZED LOUNGE-DINING ROOM with a PLEASANT OUTLOOK to the rear over St Leonards and as far reaching as Eastbourne, MODERN KITCHEN with BUILT IN APPLIANCES, MASTER BEDROOM with EN-SUITE shower room, further DOUBLE BEDROOM and a bathroom. The property also has the benefit of gas central heating and double glazing.

Conveniently positioned in this sought-after region of St Leonards being close to amenities. Please call the owners agents now to book your appointment.

COMMUNAL ENTRANCE LOBBY

Stairs to top floor, front door to:

ENTRANCE HALL

Radiator, airing cupboard with mega flow hot water cylinder, built-in cupboard, trap hatch to loft space, inset ceiling spot lighting.

LOUNGE-DINER

14'2" x 13'5" (4.32m x 4.09m)

Double glazed window to rear aspect, radiator, return door to hall, open plan to:

KITCHEN

10'7" x 6'1" (3.23m x 1.85m)

Double glazed window to side aspect, part tiled walls, stainless steel inset sink, range of modern base units comprising cupboards and drawers set beneath working surfaces, matching wall units over, glass display units, stainless steel chimney style cooker hood over stainless steel inset four ring gas hob, stainless steel double oven and grill, integrated washing machine, integrated dishwasher, fridge freezer, cupboard housing wall mounted gas boiler, inset ceiling spot lighting, tiled floor.

BEDROOM ONE

13'9" max x 9'9" max (4.19m max x 2.97m max)

Double glazed window to rear aspect, radiator, built-in wardrobe, return door to hallway, door to:

EN-SUITE SHOWER ROOM

Part tiled walls, tiled shower cubicle, pedestal wash hand basin, low level wc, radiator, extractor fan, inset ceiling spot lighting, shaver point, return door to bedroom.

BEDROOM TWO

9'11" x 8'11" (3.02m x 2.72m)

Double glazed window to rear aspect, radiator, return door to hallway.

BATHROOM

Part tiled walls, white suite comprising panelled bath with mixer spray attachment, fitted shower screen, pedestal wash hand basin, low level wc, shaver point, radiator, extractor fan, inset ceiling spot lighting, return door to hallway.

PARKING

Allocated space in the communal car park.

TENURE

We are advised by the vendors of the following information:

Lease - Approximately 981 Years Remaining.

Service Charge: Approximately £1771.68 per annum.

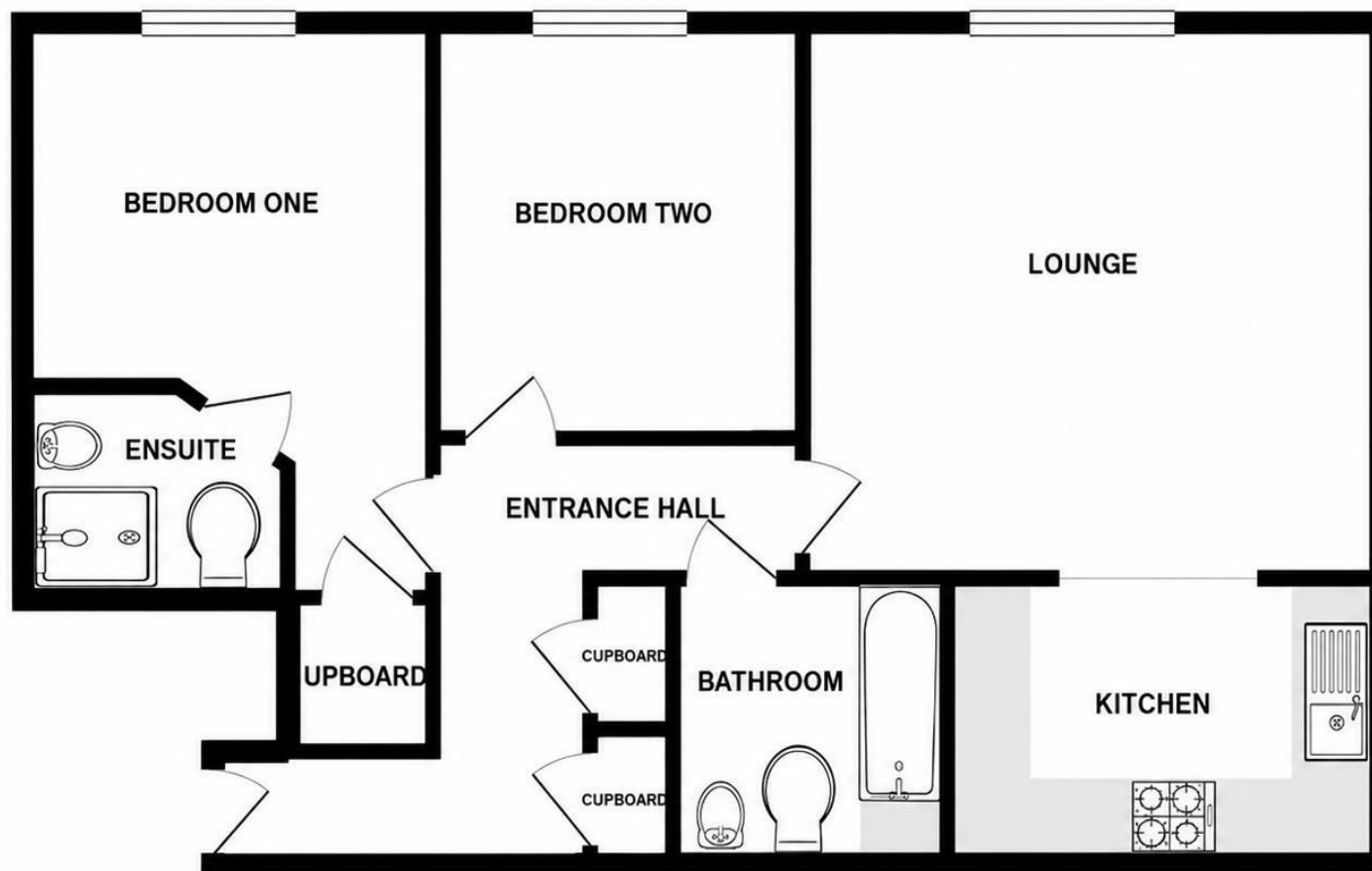
Ground Rent: £100.70 per annum, increasing to £157.58 per annum.

Managing Agents - Arko

Letting and Pets: Allowed.

Air BnB: Not permitted.





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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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