PCM
ESTATE AGENTS

9 River Oaks Apartments, Beachy Head View, St. Leonards-On-Sea, TN38 8EY

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Price £259,950

PCM Estate Agents are delighted to present to the market this exceptionally well-presented SECOND FLOOR PURPOSE BUILT APARTMENT, offering TWO DOUBLE BEDROOMS, TWO BATHROOMS, a PRIVATE BALCONY with STUNNING SEA VIEWS and GARAGE, with the added benefit of being offered to the market CHAIN FREE.

The spacious and well-planned accommodation comprises a welcoming entrance hall, a bright and generously proportioned LOUNGE-DINER with direct access to the BALCONY enjoying far-reaching sea views and an abundance of natural light, a fitted kitchen, TWO LARGE DOUBLE BEDROOMS, and a modern family bathroom. The master bedroom further benefits from a private EN-SUITE SHOWER ROOM.

Additional features include gas-fired central heating, double glazing throughout, and a PRIVATE GARAGE. The well-maintained building is serviced by both stair and LIFT ACCESS, with immaculately kept communal areas, gardens and grounds, all professionally managed to an excellent standard.

Ideally positioned within a highly sought-after development on the outskirts of St Leonards, this impressive apartment offers comfortable, stylish living in a superb coastal setting.

Early viewing is strongly recommended to fully appreciate all this outstanding home has to offer.

COMMUNAL FRONT DOOR
With entry phone system, stair and lift providing access to the second floor, private front door opening into:

SPACIOUS ENTRANCE HALLWAY
Entryphone system, wall mounted thermostat, radiator, storage cupboard housing the fridge freezer, door opening to the:

LOUNGE-DINER
16'8 x 12'6 (5.08m x 3.81m)
Inset ceiling spotlights, radiator, French doors opening to;

JULIETTE BALCONY
Providing a small outdoor seating area, ideal for a morning coffee or an evening glass of wine, providing stunning views out towards the sea.

KITCHEN
10'1 x 8'2 (3.07m x 2.49m)
Fitted with a range of eye and base level units, ample countertop space, five ring gas burner with extractor above, electric eye level oven, inset one & ½ bowl stainless steel inset sink with mixer tap, part tiled walls, integrated dishwasher, integrated washing machine, radiator.

BEDROOM
15'4 x 10'1 (4.67m x 3.07m)
Radiator, double glazed window to rear aspect, door opening to:

EN SUITE
Walk in shower cubicle with waterfall style shower head, low level wc, sink with mixer tap and vanity mirror above, shaver point, part tiled walls, extractor fan, radiator, frosted double glazed window to rear aspect.

BEDROOM TWO
15'4 max narrowing to 11'6 x 11'8 (4.67m max narrowing to 3.51m x 3.56m)
Large built in wardrobe with hanging space and shelving above, radiator, double glazed window to rear aspect.

BATHROOM
Panelled bath with mixer tap and shower attachment over, part tiled walls, low level dual flush wc, inset sink with mixer tap and vanity mirror above, radiator, extractor fan.

GARAGE
17'1 x 9'1 (5.21m x 2.77m)
Electric up and over door, power and lighting, additional mezzanine floor above, ample space for storage. There is also a parking space directly in front of the garage. The vendor has also advised us that there is also the benefit of visitors parking bays.

TENURE
We have been advised of the following by the vendor:
Lease: Approximately 979 years remaining
Service Charge: Approximately £1896 per annum
Ground Rent: £150 per annum- fixed.

Council Tax Band: C

W.E.ROBERTS
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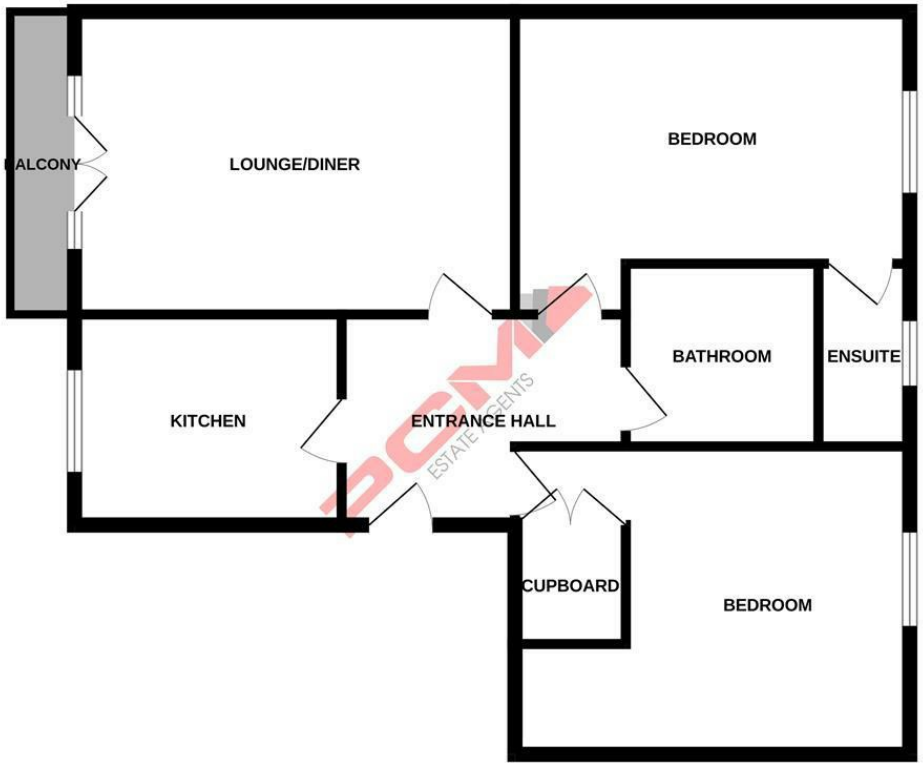
DINING ROOM

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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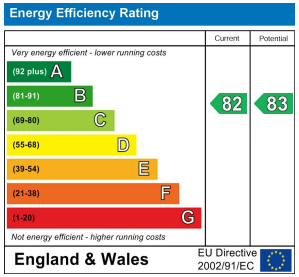

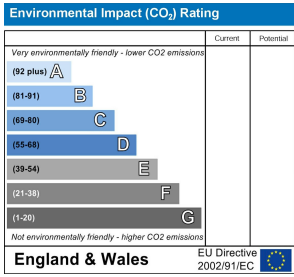

PCM endeavour to maintain accurate depictions of properties in Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection. PCM have not tested any services, appliances, equipment or facilities, and nothing in these details should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