PCMA
ESTATE AGENTS

Flat 4, 125, London Road, St. Leonards-On-Sea, TN37 6AU

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Tel: 01424 839111

Price £127,000

PCM Estate Agents are delighted to present to the market this ONE BEDROOM FIRST FLOOR FLAT, ideally positioned in the heart of central St Leonards and offered to the market CHAIN FREE. Located just a short stroll from a vast range of amenities and perfectly placed to enjoy a selection of coffee shops, bakeries and independent shops, Warrior Square mainline railway station, the beautiful nearby Gensing Gardens and St Leonards seafront and promenade.

Situated on the FIRST FLOOR of this ATTRACTIVE OLDER STYLE VICTORIAN BUILDING, the property is presented in GOOD DECORATIVE ORDER throughout and accommodation comprises an entrance hall, a BRIGHT AND SPACIOUS LOUNGE-DINING ROOM, kitchen, ONE BEDROOM, bathroom and a SEPARATE WC.

Viewing comes highly recommended to fully appreciate the location and accommodation on offer. Please call the owners agents now to arrange your appointment.

COMMUNAL ENTRANCE
Entry phone system, stairs rising to the first floor, private front door opening to:

ENTRANCE HALL
Entry phone system, coat and shoe storage, cupboard housing the immersion tank and having shelving, opening into:

KITCHEN
11'2 x 4'2 (3.40m x 1.27m)
Newly fitted with a range of eye and base level units, eye level electric oven with storage above and below, integrated washing machine, space for tall fridge freezer, four ring electric induction hob, inset sink with mixer tap and tiled splashback, opening into:

LOUNGE
11'1 x 13'5 (3.38m x 4.09m)
Original high skirting boards, cornicing, double glazed bay window to front aspect.

BEDROOM
12'1 max x 5'9 (3.68m max x 1.75m)
Original high skirting boards, cornicing, double glazed window to front aspect.

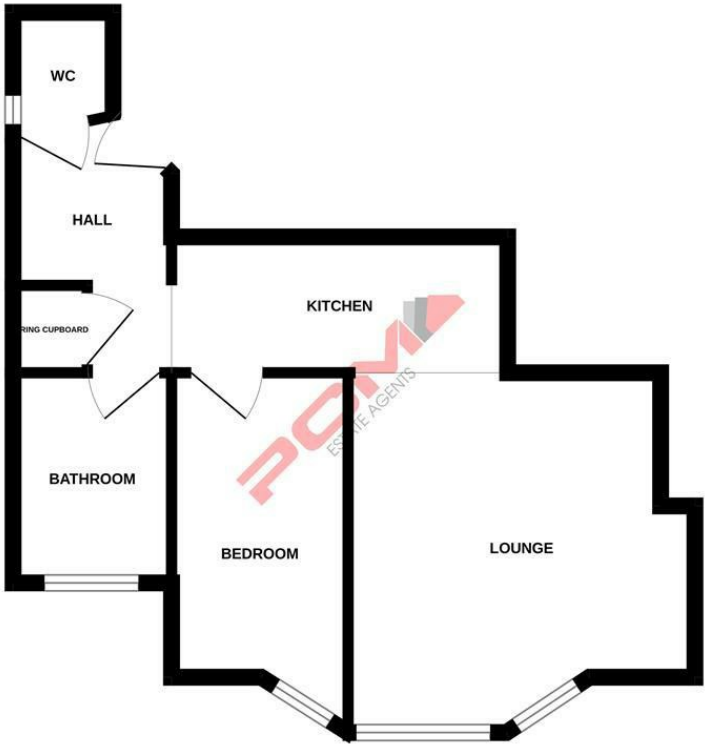
BATHROOM
Panelled bath with electric shower attachment above, wash hand basin with vanity mirror, electric chrome style towel rail, frosted double glazed window to front aspect.

SEPARATE WC
Low level dual flush wc, single glazed window to side aspect.

TENURE
We have been advised of the following by the vendor:
Lease: Approximately 87 years remaining.
Service Charge: Approximately £912 per annum.
Ground Rent: Approximately £100 per annum.

Council Tax Band: A

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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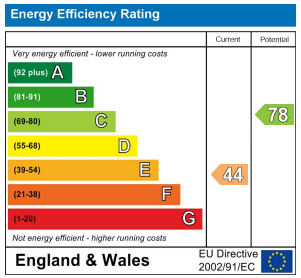

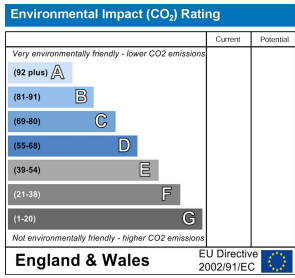

PCM endeavour to maintain accurate depictions of properties in Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection. PCM have not tested any services, appliances, equipment or facilities, and nothing in these details should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