



ESTATE AGENTS

6D, Ellenslea Road, St. Leonards-On-Sea, TN37 6HY

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Offers In The Region Of £140,000

PCM Estate Agents welcome to the market an opportunity to acquire this ONE BEDROOM TOP FLOOR APARTMENT with OUTSTANDING VIEWS over St Leonards and out to sea. Positioned on the top floor of this ATTRACTIVE DETACHED BUILDING, close to Warrior Square Station with its convenient links to London and the vast range of amenities, eateries and cafes found within Central St Leonards.

Occupying the entire top floor of this period building, accommodation comprises OPEN PLAN LOUNGE/KITCHEN, one double bedroom and a bathroom.

Views can be enjoyed from the Lounge/Kitchen with large windows allowing for plenty of natural light to fill the space.

The property is to be sold with a SHARE OF FREEHOLD and a healthy lease. Call the owners agents now to book your appointment to view.

COMMUNAL FRONT DOOR

Opening to:

COMMUNAL ENTRANCE HALL

Stairs rising to First Floor Landing. Private Front door to:

PRIVATE STAIRCASE

Rising to:

HALF LANDING

Practical storage space, stairs rising to hallway.

HALLWAY

Double glazed window to side aspect with lovely townscape views, built in storage cupboard, entryphone system.

LOUNGE

15'1 x 8'6 (4.60m x 2.59m)

Electric radiator, double glazed window to front aspect with far reaching townscape views and views of the sea, television point. Open plan to:

KITCHEN

9' x 8'4 (2.74m x 2.54m)

Fitted with a range of matching eye and base level cupboards and drawers with work surfaces over, electric cooker, stainless steel sink unit, space for appliances such as washing machine and fridge/freezer, part tiled walls, seating area featuring pleasant townscape views from the double glazed windows, double glazed window to front aspect enjoying townscape views across St Leonards.

BEDROOM

13'5 x 10' (4.09m x 3.05m)

Electric radiator, double glazed window to rear aspect with townscape views. hatch providing access to loft space.

BATHROOM

Panelled bath with mixer tap, shower over bath, pedestal wash hand basin, low level wc, part tiled walls, heated towel rail, extractor fan.

TENURE

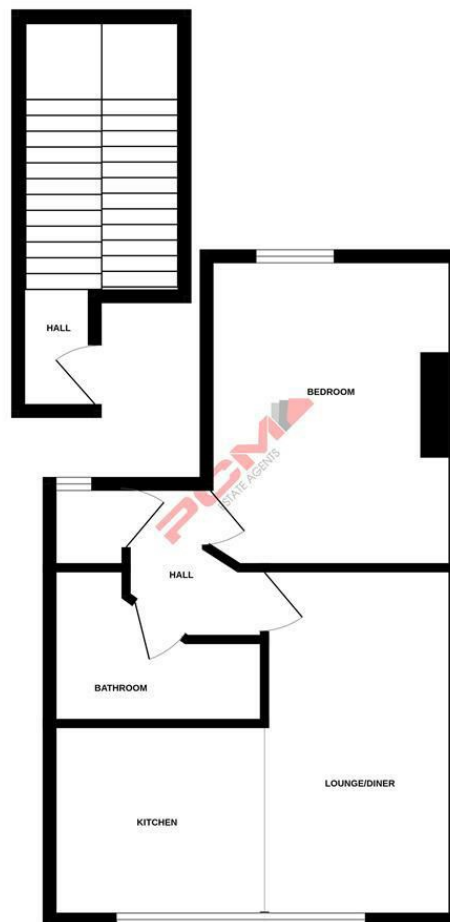
We have been advised of the following by the vendor -

A Share Of Freehold will be transferred with the sale.

Lease - TBC

Service Charge - TBC





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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