



ESTATE AGENTS

46a, Norman Road, St. Leonards-On-Sea, TN38 0EJ

Web: [www.pcmestateagents.co.uk](http://www.pcmestateagents.co.uk)  
Tel: 01424 839111

Price £460,000

If you are looking for a BEAUTIFULLY PRESENTED APARTMENT in the heart of central St Leonards, look no further than this STUNNING EXAMPLE of a THREE BEDROOMED MAISONETTE which offers SPACIOUS AND VERSATILE ACCOMMODATION arranged over two floors, whilst also boasting SEA VIEWS from the upper floor accommodation and a PRIVATE ROOF TERRACE.

The property is accessed via a PRIVATE ENTRANCE directly off of Norman Road and accommodation comprises an entrance hallway to the ground floor with stairs rising to the first floor which benefits from a LARGE LOUNGE with SASH BAY WINDOW to the front aspect and FEATURE FIRE SURROUND, separate kitchen with access onto PRIVATE ROOF TERRACE, bedroom and wc, the second floor offering a large landing, TWO DOUBLE BEDROOMS, one with a JULIETTE BALCONY and a separate SHOWER ROOM. From the rear aspect are the aforementioned FAR REACHING SEA VIEWS over neighbouring rooftops.

The property also has lapsed planning for the proposal for a loft conversion with small outside terrace area. More information can be found under application no: HS/FA/19/00278

The property must be viewed to fully appreciate the quality of finish and the EXCELLENT LOCATION on offer. Please call the owners agents now to book your immediate viewing to avoid disappointment.  
CHAIN FREE!

#### **PRIVATE FRONT DOOR**

Front street level opening to;

#### **ENTRANCE VESTIBULE**

Radiator, stairs rising to first floor accommodation.

#### **LANDING**

Further stairs to second floor accommodation, wall mounted thermostat control, door to;

#### **LOUNGE**

16'4 max x 13'11 (4.98m max x 4.24m)

Single glazed sash bay window to front aspect, exposed painted wooden floorboards, feature fire surround, high ceilings with ceiling rose, radiator,

#### **KITCHEN**

13'6 x 10'6 (4.11m x 3.20m)

Fitted with a range of eye and base level units with work surfaces over, space for range cooker, space and plumbing for washing machine, stainless steel inset sink, extractor fan, door to;

#### **PRIVATE ROOF TERRACE**

Decked with ample space for entertaining, railings and views over neighbouring rooftops to the rear aspect.

#### **BEDROOM ONE**

11'8 x 7'9 (3.56m x 2.36m)

Double glazed window to side and rear aspect, wooden flooring, low level dual flush wc, wash hand basin with storage below, part tiled walls, obscured window to side aspect.

#### **SECOND FLOOR LANDING**

Window to rear aspect providing sea views, ample space that could be used as a study area, access to loft and door to;

#### **BEDROOM TWO**

13'7 x 9'9 (4.14m x 2.97m)

Double glazed doors with Juliette balcony to rear aspect providing far reaching sea views, wooden flooring, access to loft, radiator.

#### **BEDROOM THREE**

15'7 max x 8'10 (4.75m max x 2.69m)

Sash bay window to front aspect, radiator, wood flooring.

#### **SHOWER ROOM**

10'5 x 6' (3.18m x 1.83m)

Shower with shower screen, low level dual flush wc, wash hand basin, part tiled walls, obscured window to front aspect, radiator.

#### **TENURE**

We have been advised of the following by the vendor;

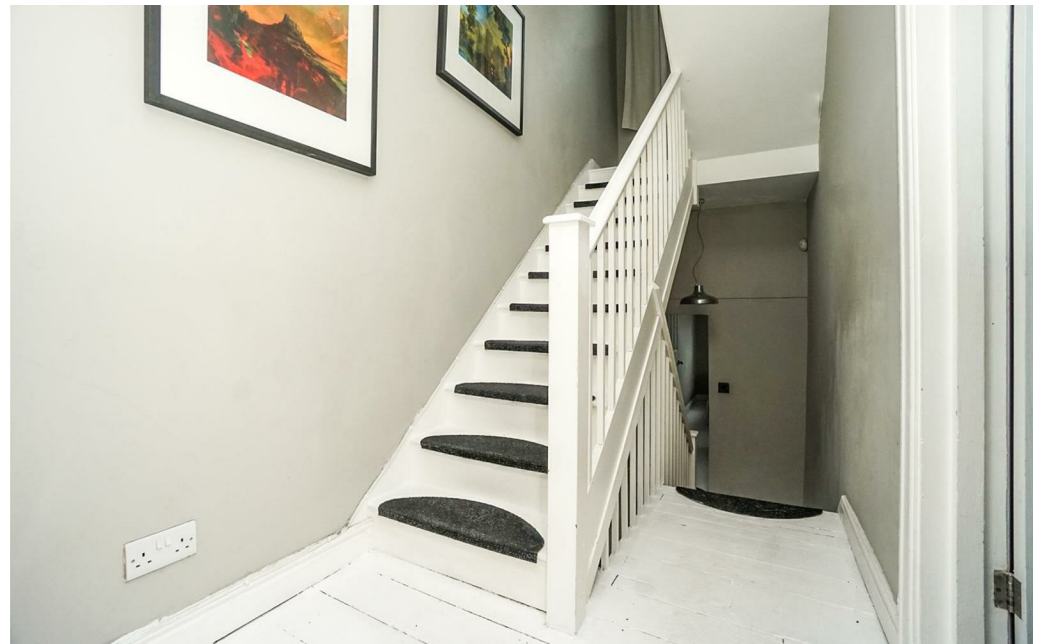
Share of freehold

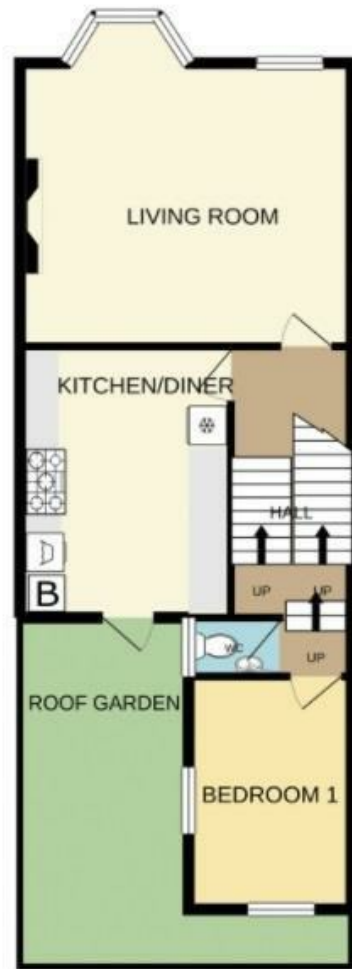
Lease: 125 years

Maintenance: As & When, 75% of any costs

Ground Rent: Peppercorn (£0)

Petts: Allowed





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		66	71
(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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales	EU Directive 2002/91/EC		