







PCM
ESTATE AGENTS

Flat 1, 1, Princes Road, St. Leonards-On-Sea, TN37 6EL

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Price £100,000

** CASH BUYERS ONLY **
PCM Estate Agents are delighted to present to the market an opportunity to secure this FIRST FLOOR ONE BEDROOM APARTMENT with the benefit of an ADDITIONAL RECEPTION ROOM/ OCCASIONAL ROOM and SEPARATE WC located off of the communal hall. Offered to the market CHAIN FREE and with the ENTIRE FREEHOLD TO THE BUILDING.

The property is IN NEED OF MODERNISATION throughout and comprises an entrance hall, LOUNGE-KITCHEN, ONE DOUBLE BEDROOM and a bathroom. In addition, there is a RECEPTION/ OCCAIONAL ROOM and SEPARATE WC located off of the communal hall and located at the rear of the building.

Positioned in a sought-after St Leonards location, within easy reach of Warrior Square mainline railway station, the seafront and other local amenities.

To fully appreciate the opportunity on offer, please contact the owners agents today to arrange your viewing and avoid disappointment.

COMMUNAL FRONT DOOR
With stairs rising to the first floor landing with sliding door to a lobby area, door to study/ bedroom and a private front door to:

ENTRANCE HALL
Night storage heater, cupboard housing hot water cylinder with shelving above, door to:

KITCHEN-LOUNGE
15' x 11'6 into bay (4.57m x 3.51m into bay)
Feature fireplace with marble fireplace, night storage heater, picture ail, high skirting boards, single glazed bay window to front aspect. The kitchen area comprises a range of eye and base level units, space for electric cooker and inset stainless steel sink unit.

BEDROOM
9'5 x 9'5 (2.87m x 2.87m)
Singe glazed window to rear aspect.

BATHROOM
Comprising a panelled bath, wash hand basin, wc and extractor fan.

STUDY/ BEDROOM
9'8 x 7'4 (2.95m x 2.24m)
Accessed via the communal hall. Single glazed window to side aspect.

SEPARATE WC
Also accessed via the communal hall. With high flush wc, wash hand basin and single glazed window to side aspect.

TENURE
The property is being sold with the entire freehold to the building.

Council Tax Band: A

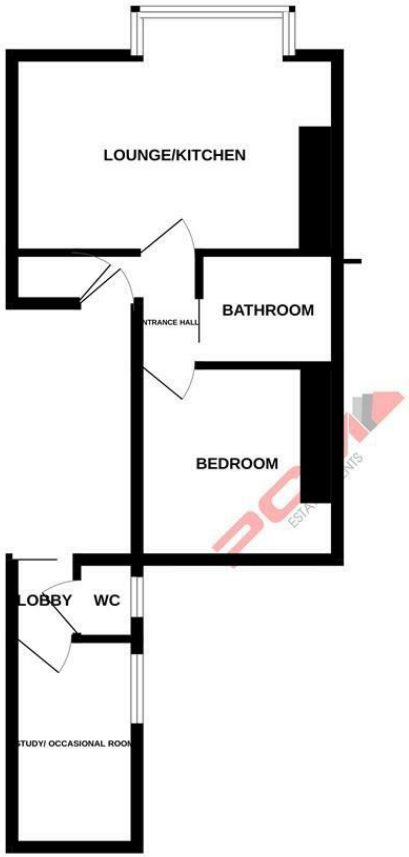




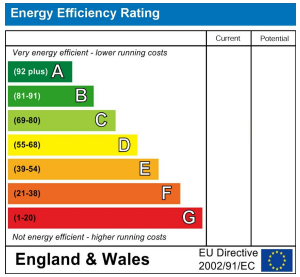


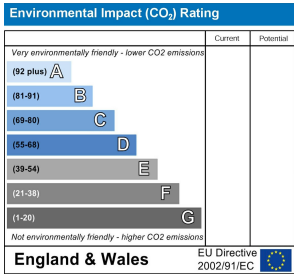


GROUND FLOOR



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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