



ESTATE AGENTS

**Flat 10 Knowle Court, Sedlescombe Road South, St.  
Leonards-On-Sea, TN38 0XB**

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Tel: 01424 839111

**Price £125,000**

PCM Estate Agents are delighted to present for sale this well-proportioned TWO BEDROOM GROUND FLOOR PURPOSE BUILT APARTMENT, offered to the market CHAIN FREE and requiring modernisation, providing an excellent opportunity for first-time buyers or investors.

The accommodation comprises a LOUNGE-DINING ROOM, kitchen, TWO GOOD SIZED BEDROOMS and a bathroom. Further benefits include gas central heating, double glazing, and a GARAGE located in a block to the rear.

Conveniently situated within easy reach of local shopping facilities at Silverhill and bus routes to Hastings town centre, offering a comprehensive range of shopping, leisure, and recreational facilities, along with the mainline railway station, seafront, and promenade.

This property represents a fantastic opportunity to create a home to your own specification.

#### **COMMUNAL ENTRANCE**

With private front door to:

#### **ENTRANCE HALL**

Cupboard housing the consumer unit for the electrics, wall mounted entry phone system, further door opening to:

#### **HALL**

Double radiator, coving to ceiling, doors to:

#### **LOUNGE-DINER**

15'2 x 13'2 narrowing to 12' (4.62m x 4.01m narrowing to 3.66m)  
Dual aspect with double glazed windows to front and side elevations, television point, double radiator, coving to ceiling.

#### **KITCHEN**

9'9 x 7'4 (2.97m x 2.24m)  
Fitted with a range of eye and base level cupboards and drawers with worksurfaces over and tiled splashbacks, inset drainer-sink unit with mixer tap, wall mounted boiler, space for gas cooker, space for fridge freezer, space and plumbing for washing machine, double glazed window to rear aspect.

#### **BEDROOM**

13'3 max x 12'5 max (4.04m max x 3.78m max )  
Fitted wardrobe, coving to ceiling, radiator, double glazed window to rear aspect.

#### **BEDROOM**

9'3 x 9'3 (2.82m x 2.82m)  
Fitted wardrobes, radiator, coving to ceiling, double glazed window to front aspect.

#### **BATHROOM**

Panelled bath with mixer tap and shower attachment, low level wc, pedestal wash hand basin with tiled splashbacks, part tiled walls, radiator, double glazed window with pattern glass for privacy to rear aspect.

#### **GARAGE**

Located in a block.

#### **TENURE**

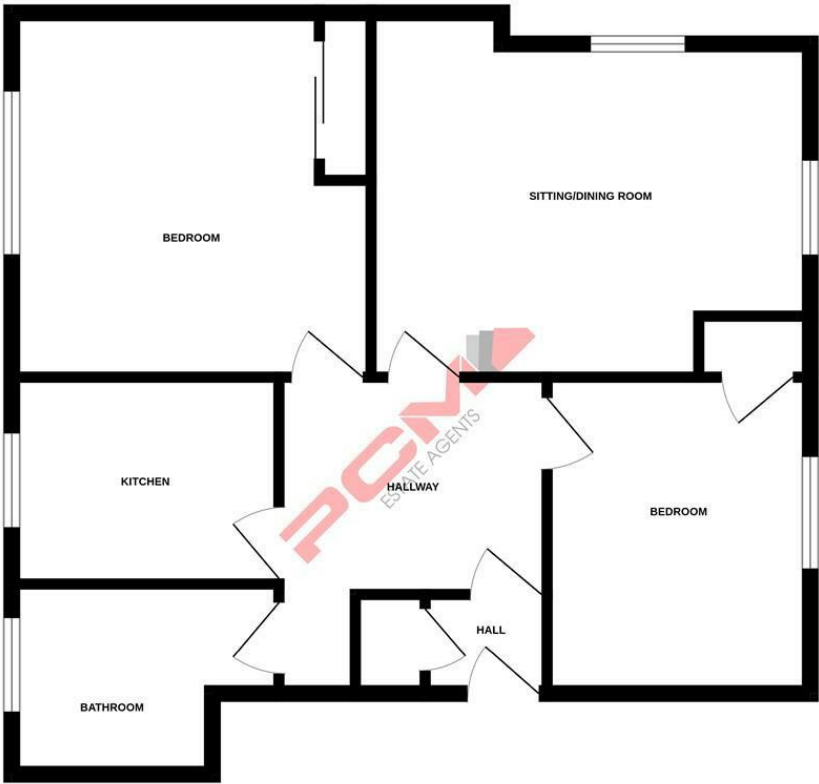
We have been advised of the following by the vendor:  
Lease: Approximately 47 years remaining. (vendor getting in touch with freeholder)  
Service Charge: TBC (£1300 last year inc building ins & grounds maintenance)  
Ground Rent: £20 per annum approx.  
Letting: Not Permitted  
Air BnB: Not Permitted

#### **COMMUNAL GROUNDS**

There is also use of communal gardens/ grounds, with space to hang washing etc.



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.

| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) A                                 |         |           |
| (81-91) B                                   |         |           |
| (69-80) C                                   |         |           |
| (55-68) D                                   |         |           |
| (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                                         |         |           |