



ESTATE AGENTS

First Floor Flat 19, Pevensey Road, St. Leonards-On-Sea, TN38 0JY

Web: www.pcmestateagents.co.uk
Tel: 01424 839111

Price £250,000

PCM Estate Agents present to the market this FIRST FLOOR TWO BEDROOM FLAT offered to the market CHAIN FREE and with a NEW LEASE upon completion. Situated in the incredibly sought-after region of central St Leonards, within easy reach of the seafront in addition to Warrior Square with its mainline railway station.

Accommodation comprises an entrance hall, 18ft BAY FRONTED LOUNGE, modern kitchen, TWO BEDROOMS, bathroom and a SEPARATE WC. In addition, the property also benefits from a BALCONY.

Please call PCM Estate Agents now to arrange your viewing to avoid disappointment.

COMMUNAL ENTRANCE

Door to entrance hallway with stairs to first floor, private front door to:

FIRST FLOOR FLAT

Entrance hallway with wall mounted telephone entry point.

LOUNGE

18' x 15'9 (5.49m x 4.80m)

Bay window with double doors to front aspect leading out to the balcony, feature fireplace, high ceilings, radiator, door to:

KITCHEN

7'6 x 7'2 (2.29m x 2.18m)

Modern and comprising a range of eye and base level units with worksurfaces, stainless steel inset sink with mixer tap, window to front aspect.

BEDROOM

14'4 max x 13'2 (4.37m max x 4.01m)

Bay window to rear aspect enjoying a pleasant sea view, radiator.

BEDROOM

9'10 x 8'7 (3.00m x 2.62m)

Window to rear aspect, radiator.

BATHROOM

Panelled bath with mixer tap and shower attachment, wash hand basin, part tiled walls.

SEPARATE WC

Obscured window to side aspect, wc.

BALCONY

Private and enclosed

TENURE

We have been advised of the following by the vendor:

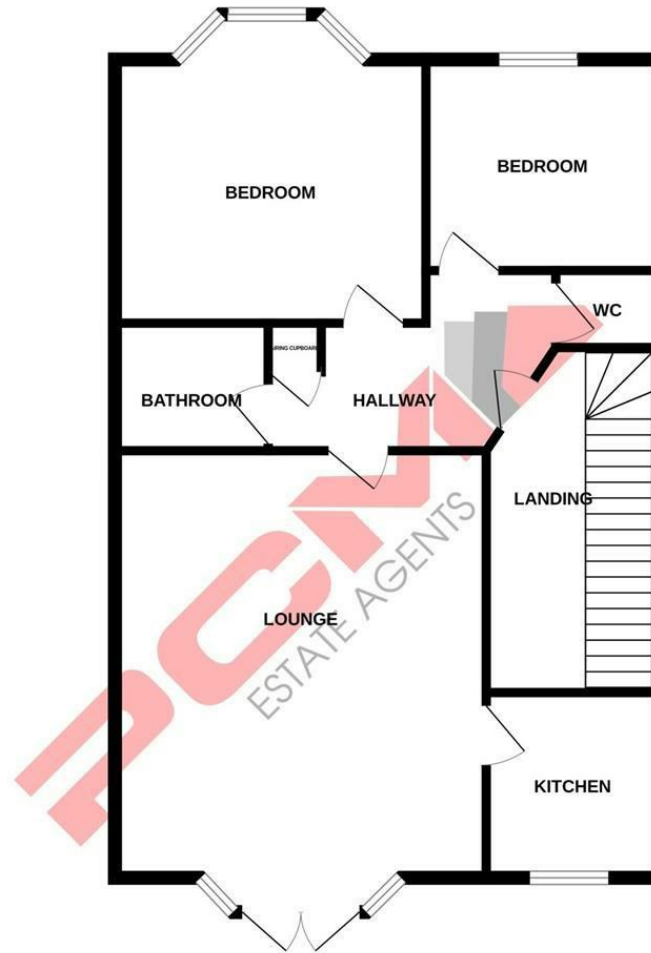
Lease: New lease upon completion

Service Charge: As and when.

Ground Rent: TBC



1ST FLOOR



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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales	EU Directive 2002/91/EC	