PCM ESTATE AGENTS

16 Lilac Court, Arbourvale, St. Leonards-On-Sea, TN38 0FN

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Price £175,000

PCM Estate Agents are delighted to present to the market an opportunity to secure this PURPOSE BUILT TWO BEDROOM TWO BATHROOM FIRST FLOOR APARTMENT which is beautifully presented throughout and benefits from having gas fired central heating, double glazing, ALLOCATED PARKING SPACE and a LONG LEASE.

The property benefits from accommodation comprising an entrance hall with ample storage space, LOUNGE being partially open plan to a MODERN KITCHEN, MASTER BEDROOM with a NEW EN SUITE SHOWER ROOM, further DOUBLE BEDROOM and a MODERN BATHROOM SUITE.

The property also has the benefit of an ALLOCATED PARKING SPACE and the remainder of a 999 YEAR LEASE. The property is ideal for those looking for their first property or a potential buy-to-let investment.

Located on a sought-after development in St Leonards, close to the Link Road providing easy access to Bexhill, whilst also being within easy reach of a number of popular schools in the area.

Please call the owners agents now to book your viewing and avoid disappointment.

COMMUNAL ENTRANCE
Stairs rising to the first floor, private front door to:

ENTRANCE HALL
Telephone entry point, radiator, two storage cupboards, door to:

LOUNGE
14'2 x 13'5 (4.32m x 4.09m)
Double glazed door providing access to the Juliette balcony to the front aspect, telephone point, radiator, open plan to:

KITCHEN
10'5 x 6'2 (3.18m x 1.88m)
Double glazed window to side aspect, fitted with a matching range of eye and base level units with worksurface over, four ring gas hob with extractor above and oven below, range of integrated appliances including fridge freezer and dishwasher, space and plumbing for washing machine, stainless steel inset sink with mixer tap, part tiled walls.

MASTER BEDROOM
9'8 x 13'8 narrowing to 8'8 (2.95m x 4.17m narrowing to 2.64m)
Double glazed window to front aspect, built in wardrobe, door to:

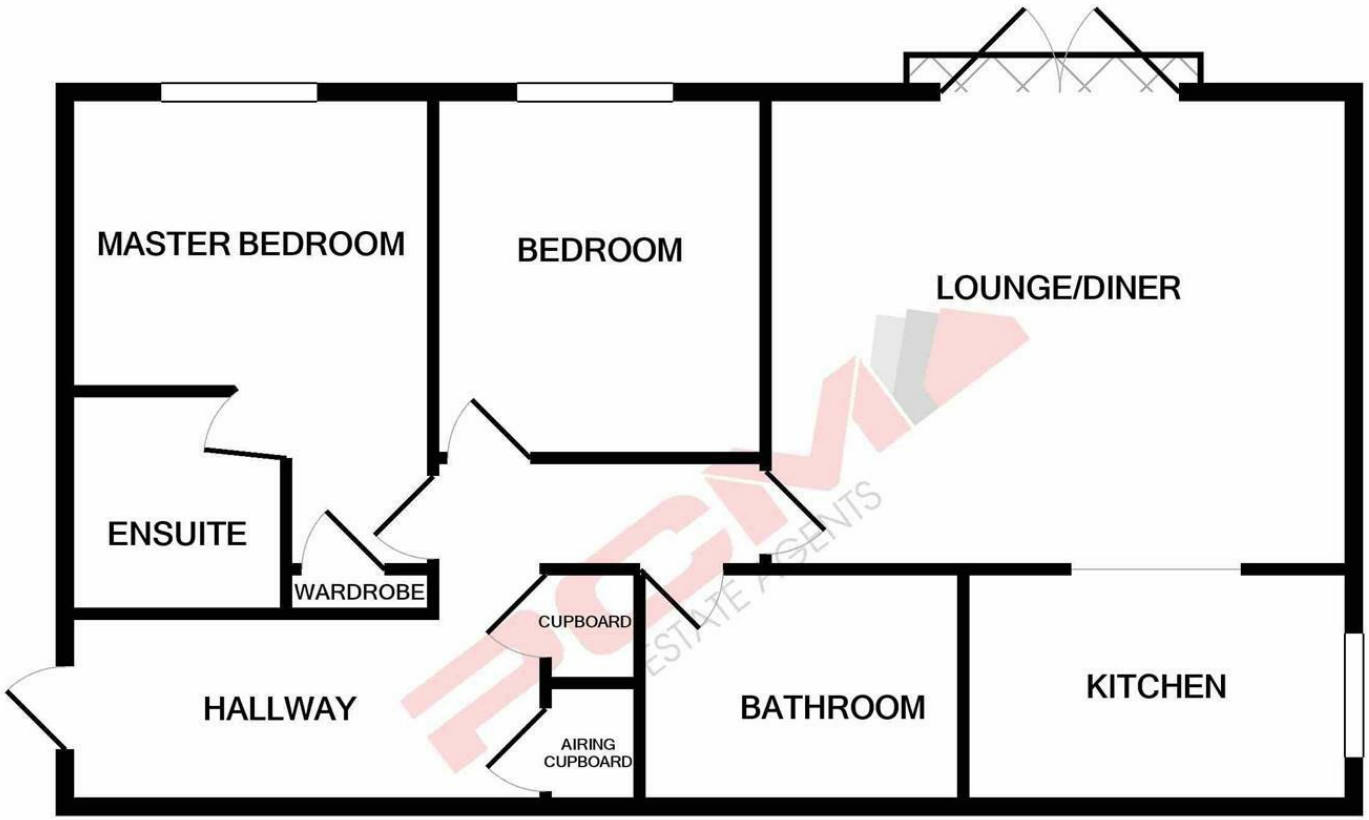
EN SUITE SHOWER ROOM
Part tiled walls, shower cubicle with mixer tap, low level dual flush wc, wash hand basin with storage beneath, extractor fan.

BEDROOM
9'9 x 8'9 (2.97m x 2.67m)
Double glazed window to front aspect, radiator.

BATHROOM
6'9 x 6'2 (2.06m x 1.88m)
Part tiled walls, bath with shower attachment over and shower screen, dual flush wc, wash hand basin, extractor fan.

TENURE
We have been advised of the following by the vendor:
Lease: 979 years approximately remaining.
Service Charge: Approximately £1800 per annum/ reviewed in Aug/September annually.
Ground Rent: Approximately £100 per annum, paid in September.
Letting: Allowed
Air BnB: Unknown
Pets: Allowed

Council Tax Band: B



Whilst every attempt has been made to ensure the accuracy of the floor plan 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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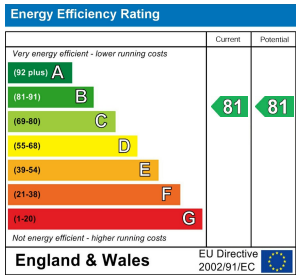

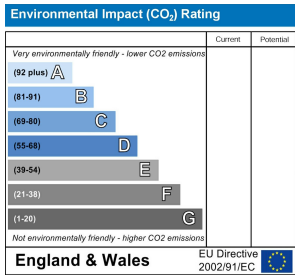

PCM endeavour to maintain accurate depictions of properties in Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection. PCM have not tested any services, appliances, equipment or facilities, and nothing in these details should be deemed to be a statement that they are in good working order or that the property is in good structural condition or otherwise.