

ESTATE AGENTS

**Flat 1, 32, Cooden Ledge, St. Leonards-On-Sea, TN38
8ET**

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

Price £199,950

PCM Estate Agents are delighted to present to the market an opportunity to secure this BEAUTIFULLY PRESENTED TWO BEDROOM GROUND FLOOR APARTMENT, with ALLOCATED PARKING and area of OUTDOOR SPACE. Situated in this highly sought-after residential area, with easy access to both Battle and Hastings.

Accommodation comprises a LOUNGE-DINER being OPEN PLAN to the MODERN KITCHEN, TWO DOUBLE BEDROOMS and a bathroom. The property also has the benefit of an OUTDOOR DECKED AREA, ideal for enjoying a summers evening, and ALLOCATED PARKING for one vehicle.

Viewing comes highly recommended, please contact the owners sole agent now to arrange your viewing and avoid disappointment.

COMMUNAL FRONT DOOR

With entry phone system, private front door to:

ENTRANCE HALL

Entry phone system, electric consumer unit, radiator, storage cupboard, double glazed window to front aspect.

LOUNGE-DINER

15'5 x 12'4 (4.70m x 3.76m)

Radiator, feature fireplace with electric fire, double glazed window to rear aspect, double glazed French doors opening to outdoor space, open plan to:

KITCHEN

11'2 x 8'6 (3.40m x 2.59m)

Comprising a range of eye and base level units, space and plumbing for washing machine, integrated fridge freezer, integrated four ring gas hob with extractor above and electric oven beneath, inset stainless steel sink with mixer tap, cupboard housing the wall mounted boiler, double glazed window to side aspect.

BEDROOM

15'6 x 12'8 (4.72m x 3.86m)

Radiator, space for large double wardrobe, double glazed window to rear aspect.

BEDROOM

11'2 x 8'5 (3.40m x 2.57m)

Radiator, double glazed window to front aspect.

BATHROOM

Comprising an L shaped panelled bath with mixer tap and separate shower attachment with waterfall style shower head, low level dual flush wc, wash hand basin with mixer tap, vanity mirror above and storage beneath, ladder style towel rail and extractor fan.

OUTSIDE SPACE

Area of decking offering an ideal space for dining and entertaining, right of way down the side of the property.

ALLOCATED PARKING

Situated behind the block with off road parking for one vehicle.

TENURE

We have been advised of the vendor by the following:

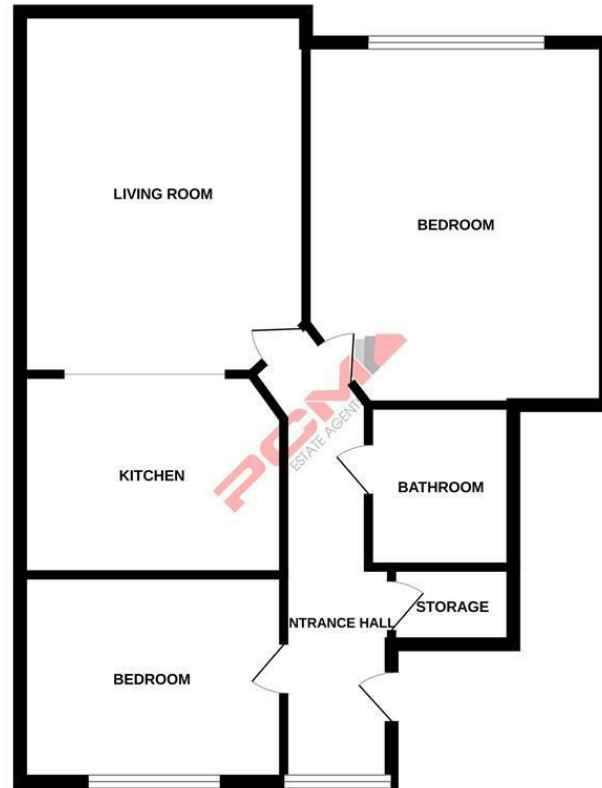
Lease: Approximately 104 Years remaining.

Service Charge: Approximately £1788.90 per annum.

Ground Rent: TBC



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 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		