



## Apartment 9 Fernside House, 49, Hollington Park Road, St. Leonards-On-Sea, TN38 0SE

Web: [www.pcmestateagents.co.uk](http://www.pcmestateagents.co.uk)  
Tel: 01424 839111

**Price £267,500**



**\*\* SHARE OF FREEHOLD \*\***

PCM Estate Agents are delighted to present to the market a particularly well presented TWO BEDROOM PURPOSE BUILT APARTMENT located in this attractive and sought after block in one of St Leonard's most favoured residential roads.

The apartment which has LIFT ACCESS benefits from MODERN FITTED KITCHEN with GRANITE WORKSURFACES and INTEGRATED APPLIANCES, TWO DOUBLE BEDROOMS each with fitted wardrobes, the master bedroom with an EN SUITE SHOWER ROOM and a further bathroom. The property also has an ALLOCATED PARKING SPACE, COMMUNAL GARDENS and will also be sold with a SHARE OF FREEHOLD.

Viewing comes highly recommended, please call the owners agents now to book your viewing and avoid disappointment.

**COMMUNAL FRONT DOOR**

With entry phone system opening to the communal entrance hall with lift or stairs rising to the second floor, private front door opening to:

**ENTRANCE HALL**

Entry phone, radiator, double storage cupboard, loft access.

**LOUNGE-KITCHEN**

26'2" x 11'3" (7.98m x 3.43m)

Two large radiators, double glazed double doors to the front with Juliette Balcony, fitted kitchen with a range of eye and base level units with granite work surfaces and stainless steel sink, part tiled walls, built in appliances including fridge freezer, dishwasher and washer/dryer, integrated electric oven with gas hob and extractor above, cupboard housing the wall mounted gas fired boiler, inset ceiling spotlights, double glazed window to the side aspect.

**BEDROOM**

15'2" x 11'3" (4.62m x 3.43m)

Built in triple wardrobes, radiator, double glazed double doors to the front with Juliette Balcony.

**EN SUITE**

Comprising shower cubicle, pedestal wash basin, low level WC, partly tiled walls, radiator, extractor fan, electric shaver point.

**BEDROOM**

10'6" x 9'5" (3.20m x 2.87m)

Built in double wardrobe, radiator, double glazed window to the front.

**BATHROOM**

Comprising panel bath, low level WC, wash basin, radiator, partly tiled walls, electric shaver point, extractor fan.

**PARKING**

The property benefits from allocated parking space.

**COMMUNAL GARDENS**

There are large communal gardens comprising of lawns and seating areas.

**TENURE**

We have been advised of the following by the vendor:

Share of Freehold - transferrable with the sale

Lease: 125 years from June 2006, approximately 106 years remaining

Service Charge: Approximately £2608 per annum.

Ground Rent: £0



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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