



**PCMA**  
ESTATE AGENTS

**Flat 5, 10, Markwick Terrace, St. Leonards-On-Sea, TN38 0RE**

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Tel: 01424 839111

**Price £155,000**

PCM Estate Agents are delighted to present to the market this CHAIN FREE TOP FLOOR ONE BEDROOM CONVERTED FLAT, conveniently positioned within the sought-after region of Burton St Leonards in the renowned Markwick Terrace, featuring a CLASSIC ELEGANT DESIGN overlooking the nearby PRIVATE GARDENS, with LOVELY SEA VIEWS and also views of Hastings Castle.

Occupying the ENTIRE TOP FLOOR of this REGENCY BUILDING with accommodation comprising a spacious entrance hall, lounge-dining room, MODERN KITCHEN & SHOWER ROOM and a DOUBLE BEDROOM. In addition there is an EXTERNAL STORAGE CUPBOARD.

This renowned terraced was built in approximately the 1860/70's and is conveniently positioned just a short stroll from central St Leonards with a vast range of amenities, including Warrior Square railway station with convenient links to London and of course St Leonards seafront and promenade.

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

#### **COMMUNAL FRONT DOOR**

Leading to communal entrance hall with stairs rising to the top (third) floor, with private front door to:

#### **ENTRANCE HALL**

Large storage cupboard, sky light, doors opening to:

#### **LOUNGE-DINER**

16'8 x 10'4 (5.08m x 3.15m)

Stripped wooden floorboards, high ceilings, two wall mounted oil filled radiators, two windows to front aspect enjoying superb views over Markwick Gardens, over rooftops and to the sea,

#### **KITCHEN-DINER**

12'11 x 7'3 (3.94m x 2.21m)

Modern and fitted with a range of base level cupboard and drawers with worksurfaces over, stainless steel inset sink with mixer tap, tiled splashbacks, space for fridge freezer, space and plumbing for washing machine, built in

oven with electric hob and extractor over, stripped wooden floorboards, window to front aspect enjoying superb views over Markwick Gardens, over rooftops and to the sea,

#### **BEDROOM**

11'10 max x 10'8 max (3.61m max x 3.25m max)

Wall mounted oil filled radiator, borrowed light window to shower room, window to rear aspect enjoying views over the rooftops of St Leonards and to the Pevensey Bay Coastline.

#### **SHOWER ROOM**

Walk in shower enclosure, low level wc, pedestal wash hand basin, tiled walls, tiled flooring, electric towel rail, borrowed light window to bedroom.

#### **EXTERNAL CUPBOARD**

Located on the half landing and providing storage.

#### **TENURE**

We have been advised of the following by the vendor:

Share of Freehold - transferrable with the sale.

Lease: Approximately 140 years remaining.

Service Charge: Approximately £800 per annum

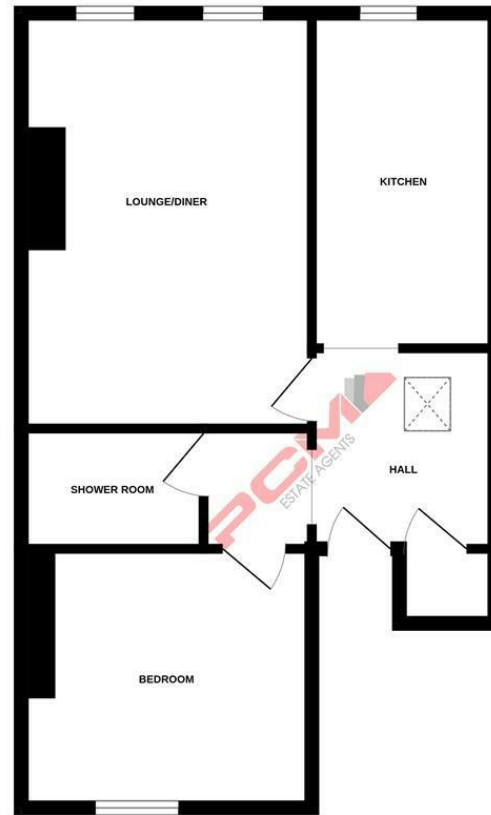
#### **COMMUNAL GARDENS**

Use of secure Markwick Gardens opposite for an annual fee.

Council Tax Band: A



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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

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.