



ESTATE AGENTS

**Flat 1, 16, Upper Maze Hill, St Leonards-On-Sea, TN38
0LG**

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

Price £240,000

PCM Estate Agents are delighted to present to the market a fantastic opportunity to secure this TWO BEDROOM LOWER GROUND FLOOR FLAT, forming part of this ATTRACTIVE PERIOD BUILDING. Externally the property benefits from an ALLOCATED PARKING SPACE and access to the BEAUTIFULLY MAINTAINED COMMUNAL GARDENS. Offered to the market CHAIN FREE and IN NEED OF MODERNISATION.

Accommodation comprises a large and welcoming entrance hall, a BAY FRONTED LOUNGE-DINING ROOM, kitchen which is in need of modernisation, separate UTILITY ROOM, TWO BEDROOMS, SHOWER ROOM and a SEPARATE WC. The property also benefits from gas central heating.

Ideally situated in the highly sought-after Burton St Leonards region of the town, within walking distance of local parks, including St Leonards Gardens, a wide range of independent shops and eateries in central St Leonards, and mainline railway station.

To fully appreciate the potential that this CHAIN FREE apartment has to offer, please contact the owners agents now to arrange your viewing and avoid disappointment.

PRIVATE FRONT DOOR

Opening to:

SPACIOUS ENTRANCE HALL

Radiator, wall mounted thermostat and fire alarm system for the building, two large built in storage cupboards one of which with hanging space and other having built in shelving, door opening to:

LOUNGE-DINER

21'9 max into bay x 16'8 (6.63m max into bay x 5.08m)

Radiator, borrowed light window from entrance hall, single glazed bay window to rear aspect having an outlook over the garden, door opening to:

KITCHEN

10'4 x 8'5 (3.15m x 2.57m)

In need of modernisation but comprising a range of eye and base level units,

space for freestanding gas cooker, stainless steel inset sink with mixer tap, wall mounted gas boiler, part tiled walls, single glazed window to rear aspect, door opening to lounge, further door to entrance hall, door opening to:

UTILITY ROOM

10'5 x 4'9 (3.18m x 1.45m)

Space and plumbing for washing machine, space for tall fridge freezer, single glazed window to side aspect.

BEDROOM

16'7 x 15'5 max into bay (5.05m x 4.70m max into bay)

Radiator, single glazed bay window to front aspect, further door opening to built in wardrobe with additional shelving space.

BEDROOM

9'5 x 7'9 (2.87m x 2.36m)

Radiator, single glazed window to side aspect.

SEPARATE WC

Low level wc, wash hand basin, single glazed window to side aspect.

SHOWER ROOM

Shower, wash hand basin, part tiled walls, radiator, extractor fan, two doors opening to an additional exposed brick storage space, also housing the gas meter and electric consumer unit.

PARKING

Allocated space located at the front of the property.

COMMUNAL GARDEN

Expansive and mainly laid to lawn with a range of mature trees and shrubs, brick walled boundaries.

TENURE

We have been advised of the following by the vendor:

Share of Freehold - transferrable with the sale.

Lease: New 999 Year Lease upon completion.

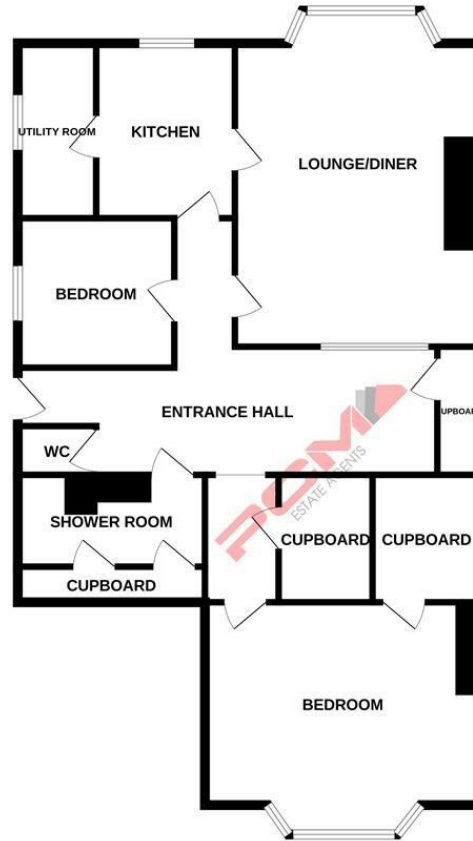
Service Charge: Approximately £360 per annum.

Building Insurance: Approximately £375 per annum.

Council Tax Band: B



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			78
(81-91) B			
(69-80) C			
(55-68) D		66	
(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			78
(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	