



ESTATE AGENTS

## Flat 6 Alpine House, Welton Rise, St. Leonards-On-Sea, TN37 7RS

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

Offers In Excess Of £190,000

PCM Estate Agents are delighted to present to the market this opportunity to acquire a TOP FLOOR PURPOSE BUILT TWO DOUBLE BEDROOM FLAT, benefitting from an ALLOCATED PARKING SPACE. Ideally positioned in this sought-after area of St Leonards, within easy reach of local amenities in Little Ridge and the Conquest Hospital.

Accommodation comprises a spacious entrance hall with USEFUL STORAGE, a bright LOUNGE-DINER, MODERN KITCHEN, TWO WELL-PROPORTIONED DOUBLE BEDROOMS and a MODERN BATHROOM. The property also benefits from gas central heating and double glazing throughout.

Viewing comes highly recommended to fully appreciate what this property has to offer. Please contact the owners sole agent today to arrange your viewing.

### **COMMUNAL ENTRANCE**

With entry phone system, stairs rising to the second (Top) floor, private front door to:

### **ENTRANCE HALL**

Entry phone system, wall mounted thermostat, radiator, loft hatch with ladder, storage cupboard housing the condensing tumble dryer and providing space for coats and shoes with additional shelving for storage, door opening to:

### **LOUNGE-KITCHEN**

25'6 x 12'6 (7.77m x 3.81m)

Lounge area having television point, radiator, double glazed window to front aspect with views over nearby rooftops and out to sea. The kitchen area is fitted with a range of eye and base level units comprising a four ring gas hob with electric oven beneath and extractor above, ample countertop space, inset one & ½ bowl stainless steel sink with mixer tap, space and plumbing for washing machine, space for tall fridge freezer, cupboard housing the wall mounted gas boiler, radiator, double glazed window to front aspect also providing views over rooftops and out to sea.

### **BEDROOM**

12'11 x 10'5 (3.94m x 3.18m)

Built in wardrobe with hanging space either side and shelving above, radiator, double glazed window to rear aspect.

### **BEDROOM**

11'7 x 8'1 (3.53m x 2.46m)

Radiator, double glazed window to rear aspect.

### **BATHROOM**

Panelled bath with mixer tap, mains pressure shower over, low level dual flush wc, wash hand basin, shaver point, part tiled walls, extractor fan, radiator, frosted double glazed window to rear aspect.

### **TENURE**

We have been advised of the following by the vendor:

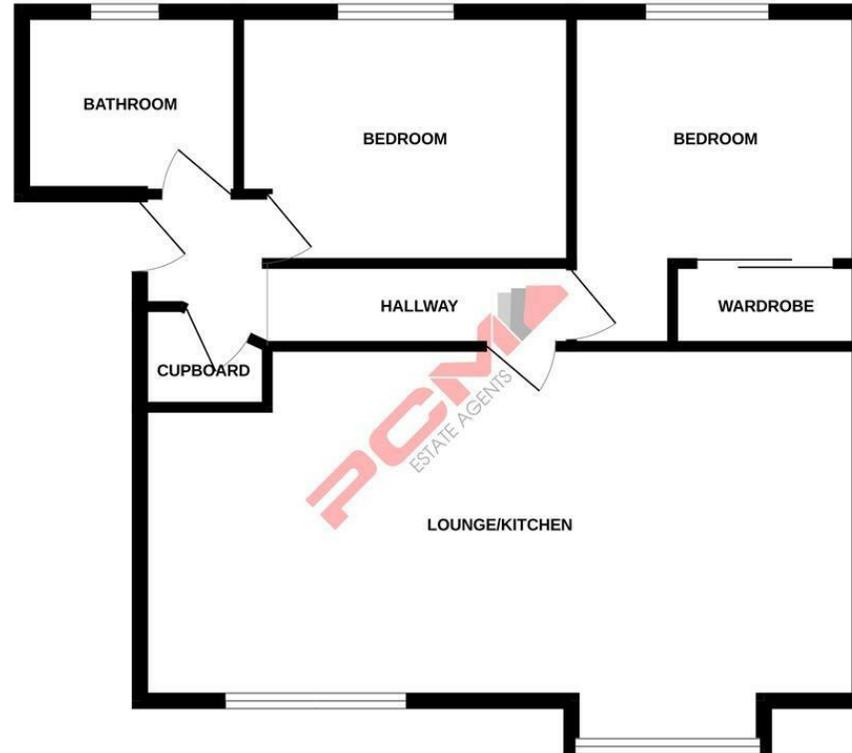
Lease: Approximately 100 years remaining.

Service Charge: Approximately £1800 per annum.

Ground Rent: Approximately £150 per annum.



# 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.  
Made with Metropix ©2020

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) <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		