PCM ESTATE AGENTS

Top Floor Maisonette 52, Southwater Road, St. Leonards-On-Sea, TN37 6JS

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Tel: 01424 839111

Price £250,000

PCM Estate Agents welcome to the market this CHAIN FREE, REFURBISHED, FIRST & SECOND FLOOR THREE BEDROOM MAISONETTE, forming the TOP TWO STOREY'S of this OLDER STYLE VICTORIAN FOUR STOREY HOUSE. Offered to the market with a SHARE OF FREEHOLD.

Accommodation comprises a BAY FRONTED OPEN PLAN LOUNGE-DINING ROOM, modern NEWLY FITTED KITCHEN & BATHROOM, separate WC, THREE BEDROOMS and a further separate WC. The property offers a perfect balance between comfort and CHARACTER, with PERIOD FIREPLACES in various rooms, TRADITIONAL DOORS, PANELLING and CORNICING.

Positioned on this sought-after street within St Leonards, within walking distance to Warrior Square railway station with convenient links to London and a vast range of amenities within central St Leonards, as well as being within walking distance of the sea.

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

COMMUNAL FRONT DOOR
Leading to communal entrance hall, with private front door leading to stairs rising to:

HALF LANDING
Stairs rising to the first floor hall and access to:

WC
Low level wc, wash hand basin, wood laminate flooring, double glazed window with opaque glass to rear aspect.

FIRST FLOOR HALL
Stairs rising to the second floor, double radiator, consumer unit for electrics, door opening to:

LOUNGE-DINER
17'3 x 15' into bay narrowing to 12'3 (5.26m x 4.57m into bay narrowing to 3.73m)
Impressive open-plan room with bay window to front aspect, further window to front aspect, allowing lots of natural light to flood the reception space, period fireplace, high ceilings with cornicing and panelling, picture rail, high skirtings, two radiators and television point.

KITCHEN
11'7 x 7'8 (3.53m x 2.34m)
Modern and built with a matching range of eye and base level cupboards and drawers with worksurfaces over and tiled splashbacks, four ring gas hob with fitted cooker hood over and electric fan assisted oven below, space and plumbing for washing machine or dishwasher, inset drainer-sink unit with mixer tap, space for tall fridge freezer, wall mounted boiler, inset down lights, extractor for ventilation, double glazed window to rear aspect.

BATHROOM
Panelled bath with mixer tap and shower attachment, vanity enclosed wash hand basin with chrome mixer tap and ample storage set beneath, heated towel rail, part tiled walls, extractor for ventilation, down lights, wood laminate flooring.

SECOND FLOOR LANDING
Half landing with sash window to rear aspect, stairs rising to the main landing with loft hatch to loft space, doors to:

BEDROOM
13' x 11'1 (3.96m x 3.38m)
Period fireplace, high ceilings, picture rail, built in storage cupboard, radiator, sash window to front aspect.

BEDROOM
12'7 x 11'8 (3.84m x 3.56m)
Radiator, period fireplace, built in storage cupboard, sash window to rear aspect.

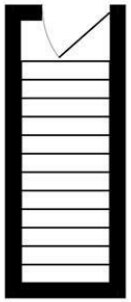
BEDROOM
8'7 x 6'4 (2.62m x 1.93m)
Radiator, sash window to front aspect.

WC
Dual flush low level wc, wash hand basin with mixer tap, part tiled walls.

TENURE
We have been advised of the following by the vendor:
50% Share of Freehold - transferrable with the sale
Lease: Approximately 986 years remaining
Service Charge: As & When Required

Council Tax Band: A

FLOOR NAME



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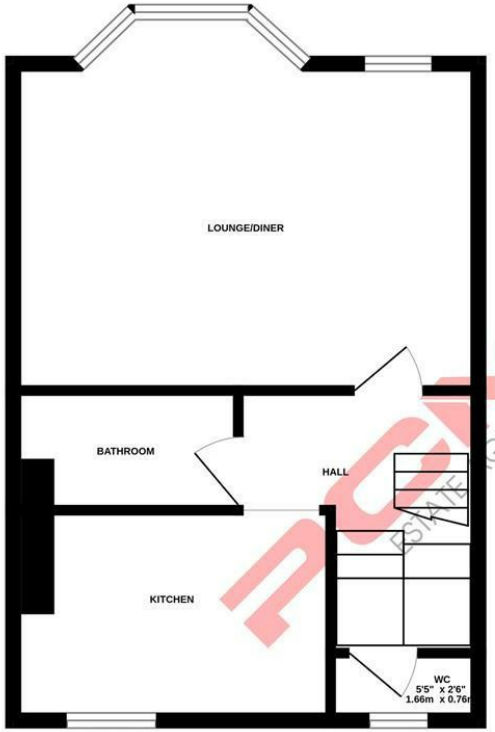

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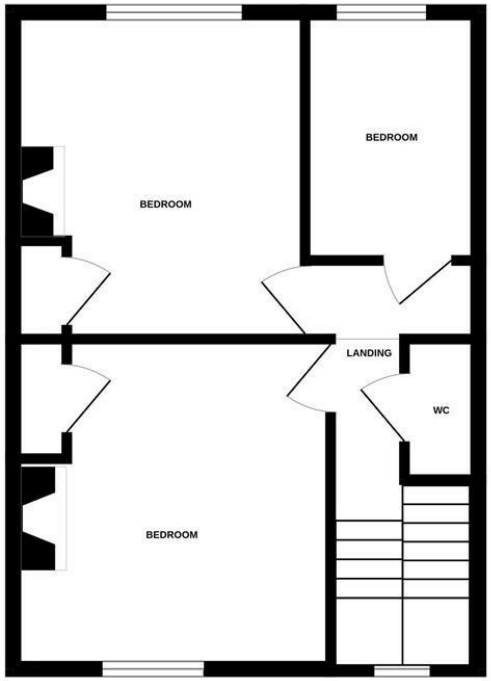

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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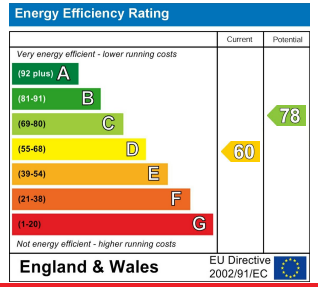

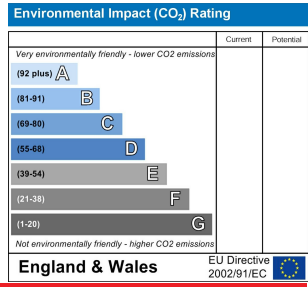

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