PCM ESTATE AGENTS

St. James Heights, Paradise Walk, Bexhill-On-Sea, TN40 2LG

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Offers In Excess Of £170,000

PCM Estate Agents are delighted to welcome to the market an opportunity to secure this extremely well-presented TWO BEDROOM SECOND FLOOR FLAT, situated in this popular PURPOSE BUILT BLOCK, conveniently located close to local schools, Bexhill College, local bus routes, Ravenside Retail Park and the seafront. Also situated within easy reach of Bexhill town centre and mainline railway station connecting to London.

Accommodation comprises a spacious entrance hall with a GOOD SIZED LOUNGE-KITCHEN AREA providing VIEWS out towards the sea, MODERN KITCHEN with INTEGRATED APPLIANCES, a MASTER BEDROOM with DUAL ASPECT WINDOWS enjoying a wealth of natural light and far reaching views, as well as having access to an EN-SUITE SHOWER ROOM, SECOND BEDROOM with double glazed FRENCH DOORS leading to an ENCLOSED PRIVATE BALCONY enjoying SEA VIEWS and a good sized bathroom.

Further benefits including VIDEO ENTRY PHONE SYSTEM, zoned UNDERFLOOR HEATING to each room, residents LIFT and an ALLOCATED PARKING SPACE.

Viewings are considered essential to fully appreciate all this flat has to offer. Please contact the owners agents now to avoid disappointment.

COMMUNAL ENTRANCE HALL
Stair and lift access to the second floor, private front door leading to:

SPACIOUS ENTRANCE HALL
Entry phone system, consumer unit, wall mounted thermostat for underfloor heating, two storage cupboards; one of which providing space for vacuum cleaner etc whilst the other houses the electric boiler, door opening to:

LOUNGE-KITCHEN
27'2 x 8'7 max (8.28m x 2.62m max)
Wall mounted thermostat for underfloor heating, double glazed window to rear aspect providing views towards Bexhill and the sea, space for dining table and chairs. The kitchen is fitted with a range of eye and base level units, electric double oven with four ring electric hob and extractor above, inset one & ½ bowl stainless steel sink with mixer tap, space and plumbing for washing machine, integrated fridge freezer and part tiled walls.

BEDROOM
18' max narrowing to 14'8 x 9' (5.49m max narrowing to 4.47m x 2.74m)
Wall mounted thermostat for underfloor heating, three dual aspect double glazed sash windows to side and rear with the rear providing stunning views out towards the sea and over the rooftops of Bexhill, door to:

EN-SUITE
Shower cubicle with mains pressure shower, low level wc, wash hand basin with mixer tap and storage below, vanity mirror, shaver point, chrome style electric heated towel rail, frosted double glazed sash window to side aspect.

BEDROOM
11'8 x 10'7 (3.56m x 3.23m)
Wall mounted thermostat for underfloor heating, double glazed French doors opening to:

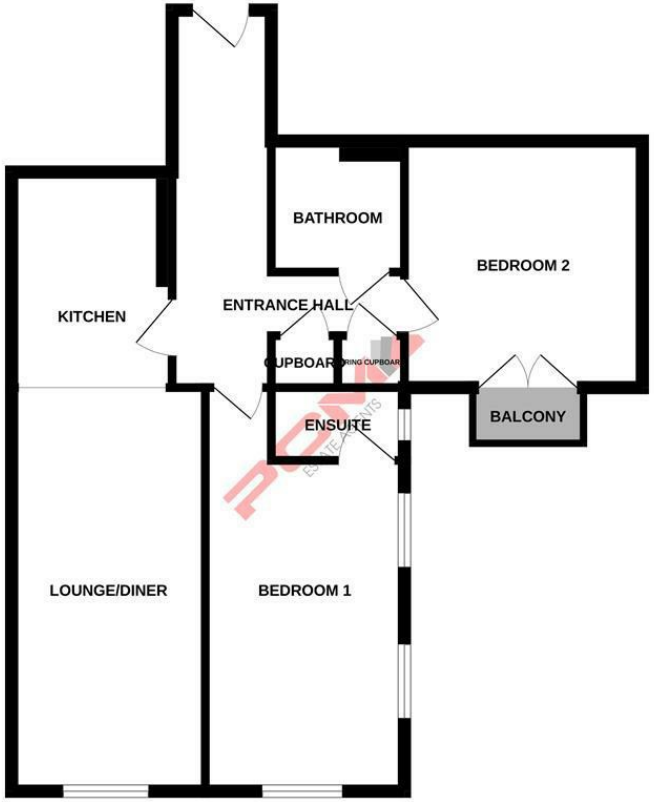
BALCONY
Ideal for a small table and chairs, providing the perfect outlook to the sea and over the rooftops of Bexhill. Offering the perfect place to enjoy an evening glass of wine or outdoor dining.

BATHROOM
Panelled bath with mixer tap and shower attachment, wash hand basin with mixer tap, dual flush low level wc, chrome style heated towel rail, shaver point, part tiled walls.

TENURE
We have been advised of the following by the vendor:
Lease: Approximately 109 years remaining.
Service Charge: Approximately £2100 per annum.
Ground Rent: Approximately £500 per annum.
Pets: Allowed with freeholder permission.
Letting: Allowed

Council Tax Band: C

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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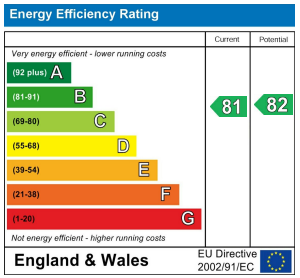

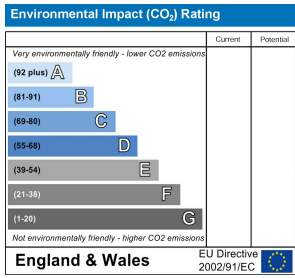

PCM endeavour to maintain accurate depictions of properties in Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection. PCM have not tested any services, appliances, equipment or facilities, and nothing in these details should be deemed to be a statement that they are in good working order or that the property is in good structural condition or otherwise.