PCM
ESTATE AGENTS

Flat 2, 93, Marina, St Leonards On Sea, TN38 0BL

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

Price £200,000

PCM Estate Agents are delighted to present to the market an opportunity to secure this TWO DOUBLE BEDROOM GROUND FLOOR APARTMENT, with FANTASTIC SEA VIEWS from the lounge and kitchen. Offered to the market CHAIN FREE and with a SHARE OF FREEHOLD.

The GENEROUS ACCOMMODATION comprises a LOUNGE with SMALL BALCONY AREA, separate kitchen, TWO DOUBLE BEDROOMS, bathroom and an EN-SUITE SHOWER ROOM. The property benefits from double glazing and central heating.

Conveniently positioned just a stone's throw from the beach, in this SUPERB PRIME LOCATION on St Leonards seafront, having local amenities and cafe's close by.

This property represents and IDEAL HOME for a holiday retreat, investment or first time purchase. Please call the owners agents to avoid disappointment.

COMMUNAL ENTRANCE
With private front door to:

HALLWAY
Radiator, under stairs storage, carpeted, small area ideal for use as a study/ office, leading to:

LOUNGE
15'8 x 14'5 (4.78m x 4.39m)
Carpeted, skirting boards, picture rail, electric heater, radiator, internal window to kitchen, two double glazed windows benefitting from sea vies and access to a small balcony area.

KITCHEN
9' max x 7'7 max (2.74m max x 2.31m max)
Internal window to lounge having sea views, fitted with a range of eye and base level cupboards and drawers, inset sink, space for dishwasher, space for fridge, space for cooker, part tiled surround and vinyl flooring.

BEDROOM
15'6 max x 12'9 max (4.72m max x 3.89m max)
Large double glazed window to rear aspect, high skirting boards, picture rail, radiator, carpeted.

BEDROOM
11'6 max x 11'3 max (3.51m max x 3.43m max)
Carpeted, coving to ceiling, skirting boards, radiator, double glazed window to side aspect, door to:

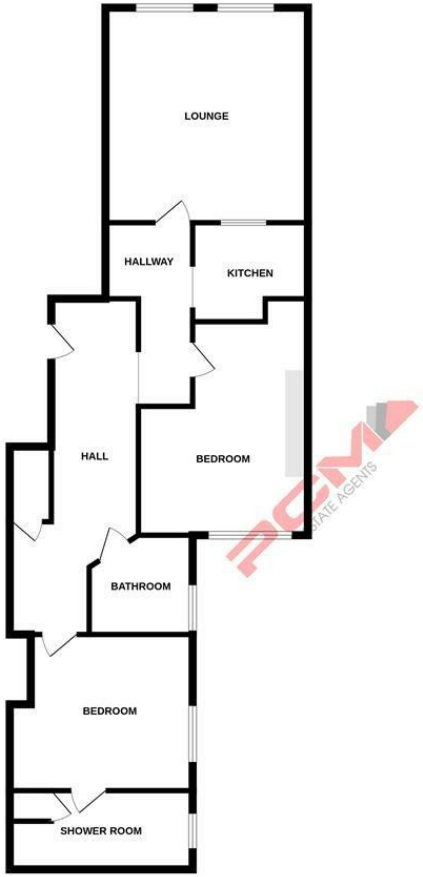
EN-SUITE
11'8 max x 6' max (3.56m max x 1.83m max)
Vinyl flooring, shower cubicle with tiled surround, airing cupboard with hot water tank and boiler, bidet, sink, space and plumbing for washing machine, double glazed window to rear aspect.

BATHROOM
7'3 max x 6'7 max (2.21m max x 2.01m max)
Matching three piece suite comprising a bath with shower attachment, pedestal wash hand basin and wc, part tiled surround, cornicing, carpeted, double glazed frosted window to side aspect.

TENURE
We have been advised of the following by the vendor:
Share of Freehold - transferrable with the sale.
Lease - Between 70-80 years remaining
Service Charge: Approximately £2,400 per annum.
Sub Letting - Allowed
Pets - Allowed

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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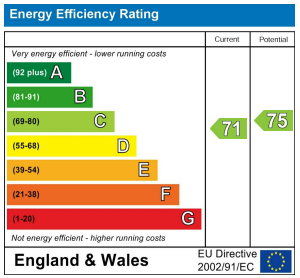

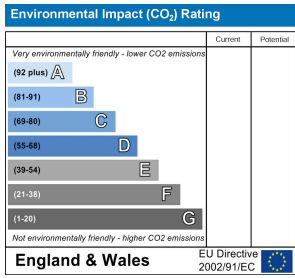

PCM endeavour to maintain accurate depictions of properties in Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection. PCM have not tested any services, appliances, equipment or facilities, and nothing in these details should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