



Top Floor Flat 3, Horntye Road, St. Leonards-On-Sea, TN37 6RT

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Price £109,950

PCM Estate Agents present to the market CHAIN FREE this ONE BEDROOM TOP FLOOR FLAT, forming the entire top floor of this OLDER STYLE TERRACED VICTORIAN BUILDING and located in St Leonards, within easy reach of the Bohemia Quarter and a range of amenities.

The property does require some modernisation but provides the perfect opportunity for the eventual buyer to put their own personality into and make their own. Accommodation comprises an entrance hall, BAY FRONTED LOUNGE, kitchen, ONE DOUBLE BEDROOM and a bathroom. The vendor has advised that a NEW 125 YEAR LEASE will be generated upon completion.

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

COMMUNAL ENTRANCE

Stairs rising to the first floor, private front door with stairs rising to:

ENTRANCE HALL

Leading to:

LOUNGE

14'5 into bay x 10'7 max (4.39m into bay x 3.23m max)

Double glazed windows with far reaching views over the town, coving surround, electric heater, internet point.

KITCHEN

11'9 x 4'6 (3.58m x 1.37m)

Vinyl flooring, electric cooker, space and plumbing for washing machine, space for fridge freezer, eye and base level cupboards, part tiled surround, inset sink, coving surround, double glazed window to front aspect with far reaching views over the town.

BEDROOM

11'9 max x 11'8 max (3.58m max x 3.56m max)

Two double glazed windows to rear aspect with sea views and far reaching views over the town, internal frosted window to bathroom, electric heater (not fitted to wall), cupboard housing the water tank.

BATHROOM

12' x 4'5 (3.66m x 1.35m)

Bath, wash hand basin, wc, extractor fan, electric heater, vinyl flooring, part tiled surround, extractor fan, frosted internal window to bedroom.

TENURE

We have been advised of the following by the vendor:

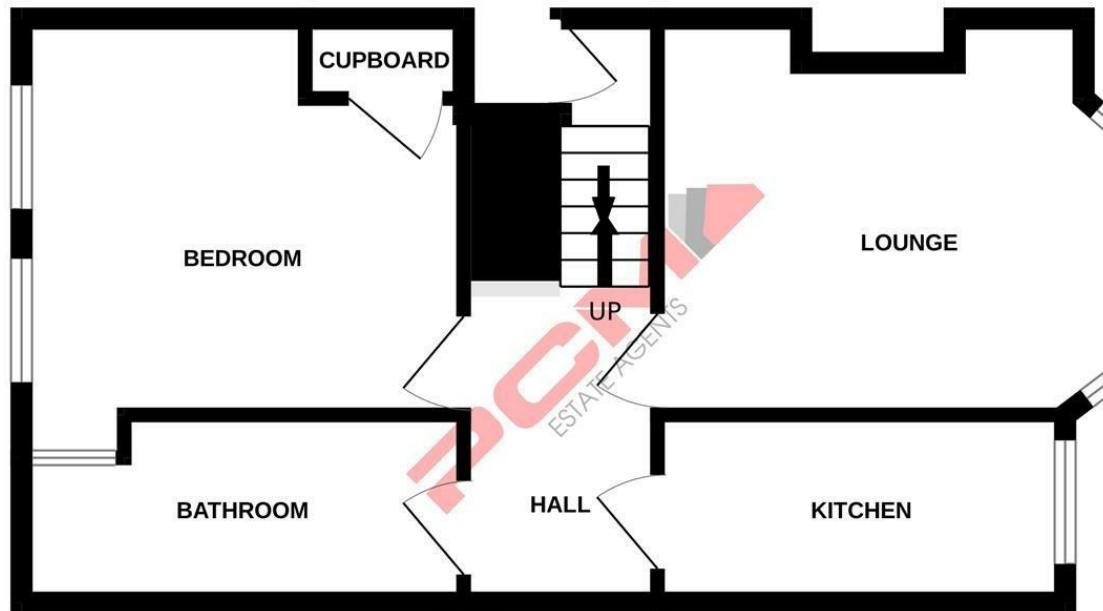
Lease: New 125 year lease upon completion

Maintenance: 33.3% of any works

Ground Rent: None Payable



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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		79
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G	52	
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England & Wales			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(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			
EU Directive 2002/91/EC			
England & Wales			

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.