



Flat 6 Hogarth House, Filsham Road, St. Leonards-On-Sea, TN38 0PQ

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

Price £190,000

PCM Estate Agents welcome to the market an exciting opportunity to acquire this PURPOSE BUILT, TWO DOUBLE BEDROOM, SECOND FLOOR APARTMENT with GARAGE, BALCONY and FAR-REACHING VIEWS over Filsham Valley.

This apartment is in good order, offering spacious and well-appointed accommodation comprising a welcoming entrance hall with ample BUILT IN STORAGE, lounge with BALCONY and views, kitchen-dining room, TWO DOUBLE BEDROOMS and a SHOWER ROOM.

Conveniently located in a sought-after region of St Leonards, please call the owners agents to book your appointment and avoid disappointment.

COMMUNAL ENTRANCE

With stairs rising to the second floor, private front door to:

ENTRANCE HALL

Spacious with coving to ceiling, radiator, wall mounted concealed consumer unit for the electrics, wall mounted thermostat control for gas fired central heating, two large storage cupboards, doors to:

LOUNGE-DINER

16'2 x 12' (4.93m x 3.66m)

Coving to ceiling, dado rail, radiator, television point, UPVC triple glazed sliding patio door opening to balcony, whilst having far reaching views over Filsham Valley.

KITCHEN-BREAKFAST ROOM

11'8 x 9'2 (3.56m x 2.79m)

Fitted with a matching range of eye and base level cupboards and drawers with worksurfaces over, inset drainer-sink unit, space for appliances including washing machine, under counter fridge and separate freezer, ample space for breakfast table, space for gas cooker and space for tumble dryer, radiator, tiled splashbacks, wall mounted boiler, triple glazed window to side aspect.

BEDROOM

16'3 x 11'8 (4.95m x 3.56m)

Coving to ceiling, dado rail, built in double wardrobe, radiator, triple glazed window to rear aspect allowing for those lovely far reaching views over St Leonards and Filsham Valley.

BEDROOM

12'5 x 10'1 (3.78m x 3.07m)

Coving to ceiling, dado rail, radiator, built in double wardrobe, triple glazed window to rear aspect with lovely views over St Leonards and Filsham Valley.

SHOWER ROOM

Walk-in shower enclosure with electric shower, pedestal wash hand basin, low level wc, heated towel rail, partially aquaborded walls, coving to ceiling, triple glazed pattern glass window to side aspect.

GARAGE

Located at the front of the building, with up and over door.

TENURE

We have been advised of the following by the vendor:

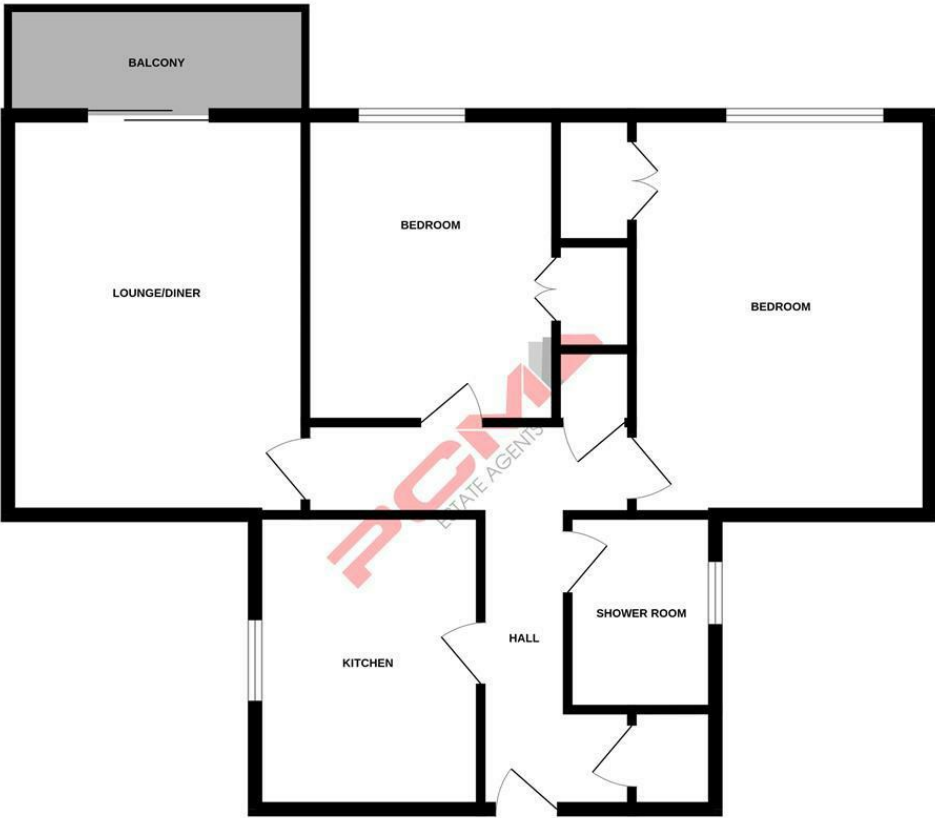
Share of Freehold - transferrable with the sale.

Lease: 900 + years.

Service Charge: Approximately £1,150 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.
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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.

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

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		
England & Wales		
EU Directive 2002/91/EC		