PCM ESTATE AGENTS

46a, Magdalen Road, St. Leonards-On-Sea, TN37 6EU

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Price £165,000

PCM Estate Agents welcome to the market CHAIN FREE A bright and inviting ONE BEDROM GARDEN FLAT, set in this popular road in St. Leonard's. Just a short stroll from Warrior Square Station, offering convenient links to London, as well as being moments from the seafront and a good selection of local amenities.

The property is approached from the rear, with POTENTIAL FOR OFF ROAD PARKING and benefits from a PRIVATE ENTRANCE. Inside, the accommodation comprises an entrance hall, a comfortable lounge, WELL-PROPORTIONED BEDROOM, kitchen, and a SHOWER ROOM. The flat benefits from gas fired central heating and double glazing, though it would now benefit from some general modernisation, giving buyers the ideal opportunity to add their own style.

With its LOVELY PRIVATE GARDEN and excellent location, this property is perfect for anyone seeking a garden flat in St. Leonard's. Please call the owners agents now to book your viewing and avoid disappointment.

ACCESSED VIA THE REAR OF THE BUILDING
Private double glazed front door with pattern glass leading to:

PORCH
Wall mounted Worcester boiler, ample storage space, further wooden partially glazed door opening to:

ENTRANCE HALL
20' x 6'6 max (6.10m x 1.98m max)
Radiator, large cupboard with window, doors to:

CLOAKROOM
Low level wc, window to front aspect.

INNER HALLWAY
Providing access to the living room, bedroom and kitchen.

LIVING ROOM
13'9 narrowing to 9'4 x 12' (4.19m narrowing to 2.84m x 3.66m)
Wood flooring, radiator, recessed shelving, double glazed door and window to side overlooking and providing access to the garden.

KITCHEN
15'4 x 6' (4.67m x 1.83m)
Fitted with a matching range of eye and base level cupboards and drawers with worksurfaces over, inset drainer-sink unit with mixer tap, space for electric cooker, space for further appliances, double glazed window to side aspect.

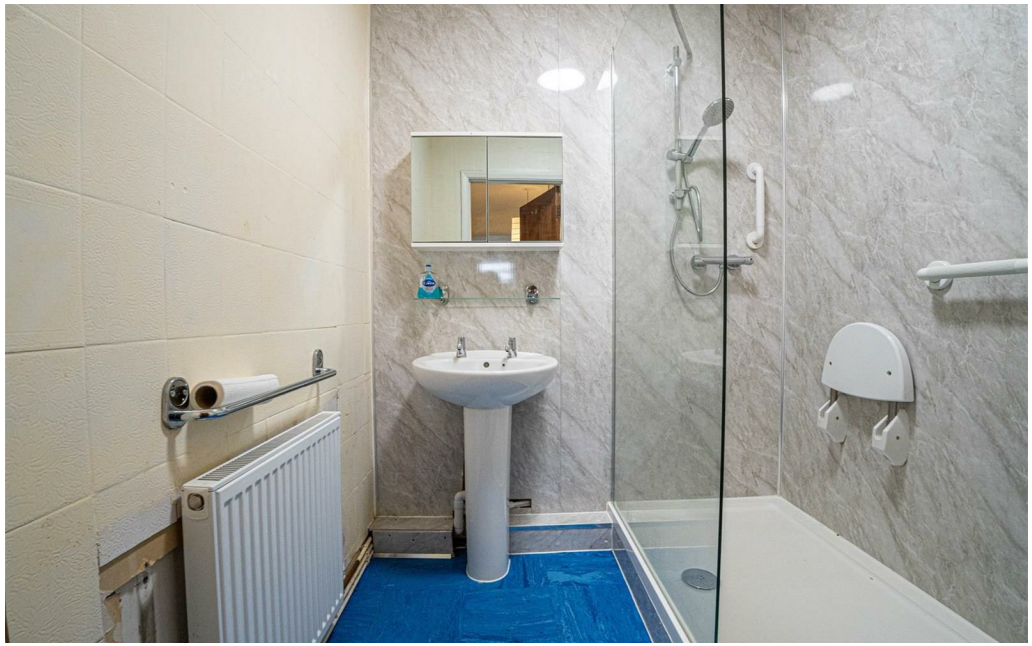
BEDROOM
18' max x 11'7 narrowing to 8'9 (5.49m max x 3.53m narrowing to 2.67m)
Radiator, double glazed tilt and turn window to front aspect.

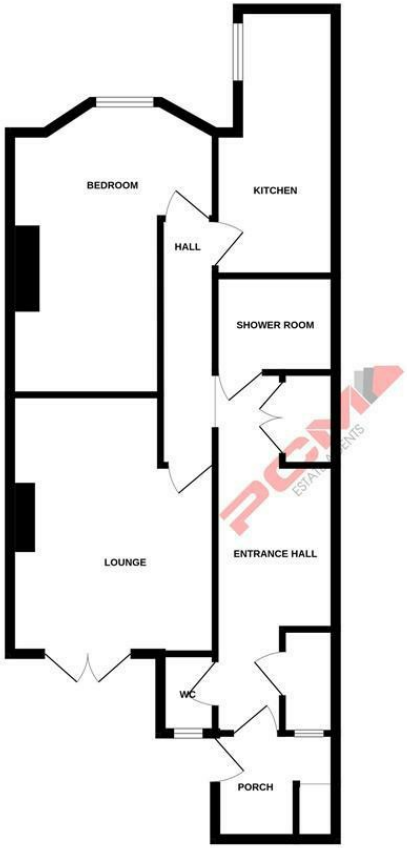
SHOWER ROOM
Walk-in shower enclosure, pedestal wash hand basin, radiator, aquaborded walls, wall mounted vanity unit.

GARDEN
Patio abutting the property, steps up to a section of lawn, wooden shed, walled boundaries, established plants and shrubs, outside power points. There is potential for off road parking to the rear as the property has vehicular access via a track, however the shed would need to be removed for this.

TENURE
We have been advised of the following by the vendor:
Lease: Approximately 117 years remaining.
Service Charge: £2,500 per annum approx
Ground Rent: £175 per annum

Council Tax Band: A





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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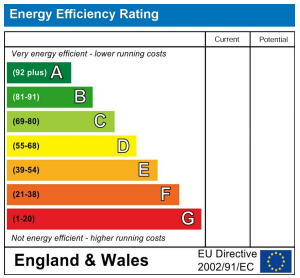

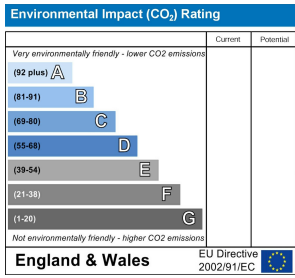

PCM endeavour to maintain accurate depictions of properties in Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection. PCM have not tested any services, appliances, equipment or facilities, and nothing in these details should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