



ESTATE AGENTS

**Apartment 9 Fernside House, 49, Hollington Park
Road, St. Leonards-On-Sea, TN38 0SE**

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

Price £269,995

**** SHARE OF FREEHOLD ****

PCM Estate Agents are delighted to present to the market a particularly well presented TWO BEDROOM PURPOSE BUILT APARTMENT located in this attractive and sought after block in one of St Leonard's most favoured residential roads.

The apartment which has LIFT ACCESS benefits from MODERN FITTED KITCHEN with GRANITE WORKSURFACES and INTEGRATED APPLIANCES, TWO DOUBLE BEDROOMS each with fitted wardrobes, the master bedroom with an EN SUITE SHOWER ROOM and a further bathroom. The property also has an ALLOCATED PARKING SPACE, COMMUNAL GARDENS and will also be sold with a SHARE OF FREEHOLD.

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

COMMUNAL FRONT DOOR

With entry phone system opening to the communal entrance hall with lift or stairs rising to the second floor, private front door opening to:

ENTRANCE HALL

Entry phone, radiator, double storage cupboard, loft access.

LOUNGE-KITCHEN

26'2" x 11'3" (7.98m x 3.43m)

Two large radiators, double glazed double doors to the front with Juliette Balcony, fitted kitchen with a range of eye and base level units with granite work surfaces and stainless steel sink, part tiled walls, built in appliances including fridge freezer, dishwasher and washer/dryer, integrated electric oven with gas hob and extractor above, cupboard housing the wall mounted gas fired boiler, inset ceiling spotlights, double glazed window to the side aspect.

BEDROOM

15'2" x 11'3" (4.62m x 3.43m)

Built in triple wardrobes, radiator, double glazed double doors to the front with Juliette Balcony.

EN SUITE

Comprising shower cubicle, pedestal wash basin, low level WC, partly tiled walls, radiator, extractor fan, electric shaver point.

BEDROOM

10'6" x 9'5" (3.20m x 2.87m)

Built in double wardrobe, radiator, double glazed window to the front.

BATHROOM

Comprising panel bath, low level WC, wash basin, radiator, partly tiled walls, electric shaver point, extractor fan.

PARKING

The property benefits from allocated parking space.

COMMUNAL GARDENS

There are large communal gardens comprising of lawns and seating areas.

TENURE

We have been advised of the following by the vendor:

Share of Freehold - transferrable with the sale

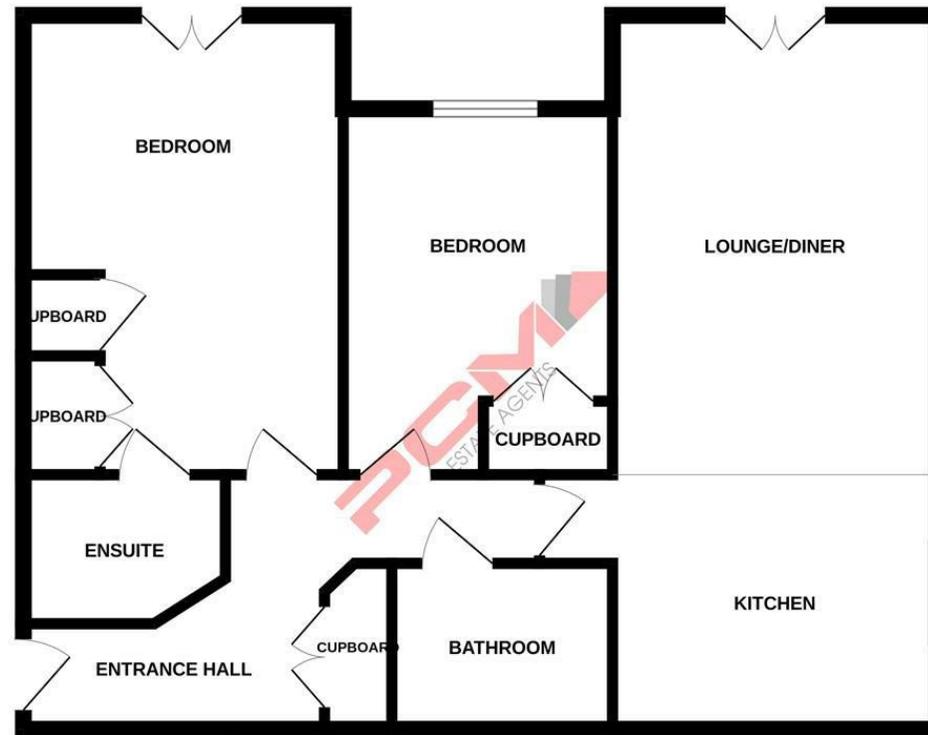
Lease: 125 years from June 2006, approximately 106 years remaining

Service Charge: Approximately £2608 per annum.

Ground Rent: £0



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		80	80
(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	