



81, Lovat Mead, St. Leonards-On-Sea, TN38 8EJ

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

Price £140,000

PCM Estate Agents are delighted to present to the market an exciting opportunity to acquire this MODERN FIRST FLOOR PURPOSE BUILT TWO BEDROOM FLAT, with ALLOCATED PARKING, electric heating and double glazed windows. Conveniently located in the outskirts of St Leonards, within easy reach of local amenities and bus routes.

This FIRST FLOOR FLST offers well-appointed accommodation comprising an entrance hall with ample storage, LOUNGE-DINER, kitchen, TWO BEDROOMS with FITTED WARDROBES and a bathroom. The property is well-decorated.

Please call the owners agents now to book your viewing.

COMMUNAL FRONT DOOR

Leading to communal entrance hall, stairs rising to the first floor with private front door to:

ENTRANCE HALL

Wood laminate flooring, storage cupboard, wall mounted entry phone system, wall mounted consumer unit for the electrics, doors to:

LOUNGE-DINER

18'4 x 10'7 (5.59m x 3.23m)

Double glazed box bay window to rear aspect with views onto Bexhill Road, wall lighting, coving to ceiling, television point, wall mounted electric radiator, door to:

KITCHEN

8'5 x 7'5 (2.57m x 2.26m)

Double glazed window to rear aspect with views onto Bexhill Road, part tiled walls, fitted with a matching range of eye and base level cupboards and drawers with worksurfaces over, Beko electric hob with oven below and fitted cooker hood over, inset one & ½ bowl drainer-sink unit with mixer tap, space for tall fridge freezer, space and plumbing for washing machine.

BEDROOM

12' x 8'7 (3.66m x 2.62m)

Double glazed tilt and turn window to a Juliette balcony, archway to dressing area with fitted wardrobes and sink, wall mounted electric heater.

BEDROOM

11'5 x 6'3 (3.48m x 1.91m)

Fitted wardrobe, double glazed window to front aspect.

BATHROOM

Panelled bath with mixer tap and shower attachment, pedestal wash hand basin, low level wc, further built in cupboard housing the pressurised water tank, extractor for ventilation, wood laminate flooring.

PARKING

Allocated parking bay and visitors bays.

TENURE

We have been advised of the following by the vendor:

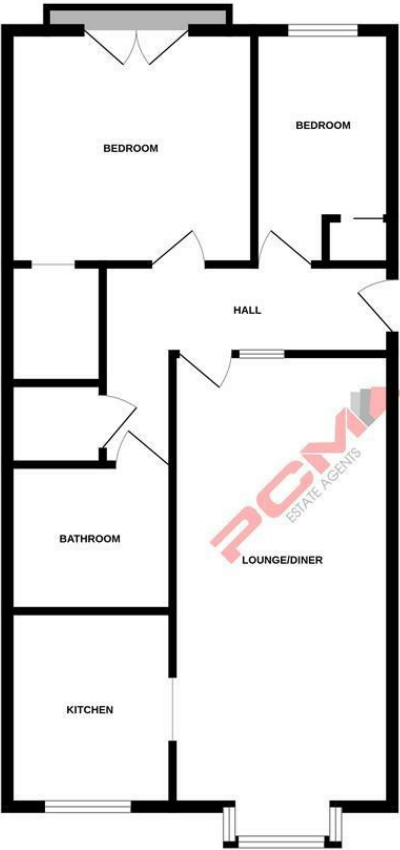
Lease: Approximately 88 years remaining

Service Charge: Approximately £1159 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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