PCM ESTATE AGENTS

Flat 6 St Leonards Court, West Hill Road, St Leonards on Sea, TN38 0PS

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Offers In Excess Of £185,000

PCM Estate Agents are delighted to present to the market an opportunity to secure this PURPOSE BUILT, TWO DOUBLE BEDROOM, TOP FLOOR APARTMENT with BALCONY, SEA VIEW, GARAGE and a LENGTHY LEASE, positioned on this sought after road within West St Leonards. Offered to the market CHAIN FREE.

Accommodation comprises entrance hall with ample storage space, LARGE LOUNGE/DINING ROOM with BALCONY, kitchen, TWO DOUBLE BEDROOMS and a bathroom.

Conveniently located within a highly sought-after West St Leonards location within easy reach of West St Leonards railway station in addition to being within close proximity to a bus stop with links to Hastings and Bexhill.

Please call the owners sole agents now to book your immediate viewing to book your immediate viewing to avoid disappointment.

COMMUNAL FRONT DOOR
Entry phone system, stairs rising to the top floor, private front door to:

ENTRANCE HALL
Entry phone system, cupboard housing the hot water cylinder, door to:

LOUNGE-DINER
15'8 x 14'4 (4.78m x 4.37m)
Feature media wall, electric fireplace with additional shelving units either side and storage cupboards beneath, electric storage heater, double glazed window to rear aspect, double glazed sliding doors opening to:

PRIVATE BALCONY
Stunning sea views and views across the town, offering ample space for a small bistro style table and chairs.

KITCHEN
9'9 x 8'3 (2.97m x 2.51m)
Comprising a range of eye and base level units, stainless steel sink with mixer tap, space and plumbing for washing machine and slimline dishwasher, space for freestanding electric oven with extractor above, space for tall fridge freezer, integrated breakfast bar with seating below, part tiled walls, double glazed window to rear aspect.

BEDROOM
12'9 max x 10'9 (3.89m max x 3.28m)
Built in wardrobes, electric storage heater, double glazed window to front aspect providing sea views.

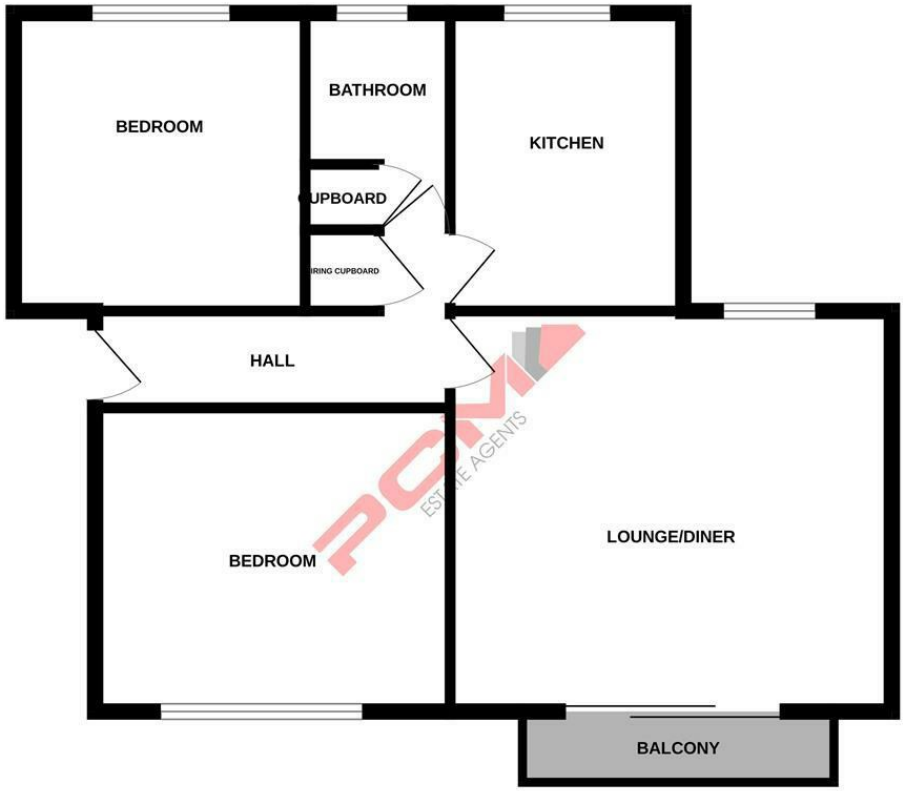
BEDROOM
10'7 x 10'4 (3.23m x 3.15m)
Electric storage heater, double glazed window to rear aspect.

BATHROOM
Panelled bath with mixer tap and electric shower over, low level dual flush wc, wash hand basin, shaver point, electric heated towel rail, storage cupboard with shelving, frosted double glazed window to rear aspect.

GARAGE
Located in a block with up and over door.

TENURE
We have been advised of the following by the vendor:
Lease: Approximately 1043 years remaining.
Service Charge: £2100 approx. per annum including Management Fees.
Ground Rent: £25 per annum approx.
Garage Insurance: £10 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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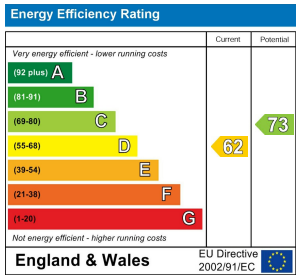

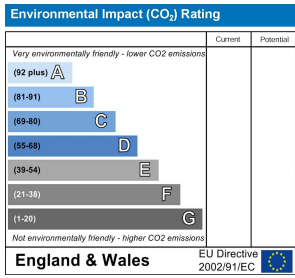

PCM endeavour to maintain accurate depictions of properties in Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection. PCM have not tested any services, appliances, equipment or facilities, and nothing in these details should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