



PCMA
ESTATE AGENTS

5 Carisbrooke Mansions, Stockleigh Road, St Leonards-On-Sea, TN38 0JP

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Tel: 01424 839111

Offers In Excess Of £150,000

PCM Estate Agents are delighted to present to the market an opportunity to acquire this well-presented converted ONE BEDROOM TOP FLOOR FLAT with a SHARE OF FREEHOLD and access to an area of COMMUNAL PARKING on a first come first served basis.

Accommodation comprises an entrance hall, OPEN PLAN RECEPTION ROOM with MODERN KITCHEN, ONE DOUBLE BEDROOM with BUILT IN STORAGE and a lovely bathroom. The property has double glazed windows and electric central heating via column style radiators. The property has been improved by the current owner and is ideal for someone seeking a flat within this sought-after region of St Leonards.

Conveniently located in the heart of central St Leonards, just a short stroll from a range of amenities in central St Leonards, including Warrior Square railway station and a range of independent boutique shops, cafe's and restaurants, along with the seafront and promenade.

Please call the owners agents now to book your viewing.

COMMUNAL ENTRANCE

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

ENTRANCE HALL

Wall mounted consumer unit for the electrics, wall mounted entry phone system, wood laminate flooring, doors opening to:

OPEN PLAN RECEPTION ROOM-KITCHEN

17'2 max narrowing to 12' x 17'5 (5.23m max narrowing to 3.66m x 5.31m)
Double glazed window and further Velux window to rear aspect, wood laminate flooring, coving to ceiling, column style radiator, down lights, fitted with a matching range of eye and base level cupboards and drawers with worksurfaces over, tiled splashbacks, Bosch electric hob with oven below and fitted cooker hood over, space and plumbing for washing machine, inset drainer-sink unit with mixer tap, space for under counter fridge, television point.

BEDROOM

13'4 x 10'8 (4.06m x 3.25m)

Column style radiator, built in storage cupboard, double glazed replacement sash window to front aspect.

BATHROOM

Bath tub with chrome mixer tap and shower attachment, shower over bath with rain style shower head and hand-held shower attachment, dual flush low level wc, vanity enclosed wash hand basin with mixer tap and tiled splashbacks, wall mounted mirror, tile effect laminate flooring, part tiled walls, down lights, coving to ceiling, extractor for ventilation, loft hatch providing access to an area of loft space.

LOFT SPACE

Shared with a neighbouring flat, however there is no barrier to separate the areas.

PARKING

Accessed to a shared area of parking, on a first come first served basis.

TENURE

9We have been advised by the vendor of the following:

Share of Freehold - transferrable with the sale.

Lease: New 999 year lease

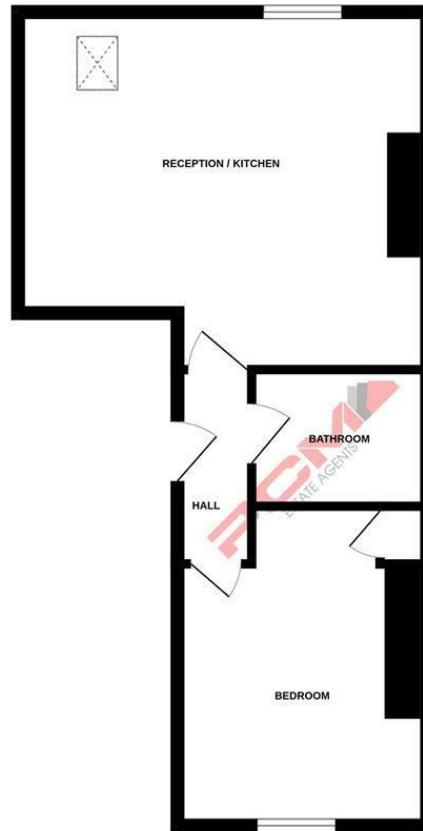
Service Charge: Approximately £1250 per annum (13% of any costs)

Pets: Allowed, some of which only with Freeholder permission.

Council Tax Band: A



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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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		49	
(21-38) F			
(1-20) G			67
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	

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.