

PCMA
ESTATE AGENTS

**Flat 4, 16, Upper Maze Hill, St Leonards-On-Sea, TN38
0LG**

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

£245,000

PCM Estate Agents are delighted to present to the market an opportunity to secure this TWO DOUBLE BEDROOM TOP FLOOR APARTMENT, forming part of this ATTRACTIVE PERIOD BUILDING. The property also benefits from use of COMMUNAL GARDENS and an ALLOCATED PARKING SPACE, along with having a SHARE OF FREEHOLD and being offered to the market CHAIN FREE.

Accommodation comprises a spacious entrance hall with EXPOSED WOODEN FLOORBOARDS leading to a LARGE LOUNGE, separate kitchen with SEA VIEWA, TWO DOUBLE BEDROOMS, bathroom and an additional storage alcove/ cupboard with access to a SEPARATE WC. The property is IN NEED OF SOME MODERNISATION throughout, however offers huge potential for those seeking a TOP FLOOR APARTMENT within this ATTRACTIVE BUILDING.

Ideally situated within the highly sought-after Burton St Leonards region of the town, within walking distance to local parks, shops, St Leonards Gardens, the seafront, a wide range of independent shops and eateries, as well as a mainline railway station.

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

COMMUNAL FRONT DOOR

Providing access to the communal area being recently re-decorated and having a wealth of original features, stairs rising to the first floor, private front door:

LOBBY

Stairs rising to the top floor, opening to:

ENTRANCE HALL

Original exposed floorboards, picture rail, radiator, wall mounted thermostat, Velux roof window, door opening to:

LOUNGE

19'4 x 1'2 (5.89m x 0.36m)

Two radiators, gas fireplace with tiled surround, access to loft, single glazed window with secondary glazing to front aspect.

KITCHEN

9'5 x 8'4 (2.87m x 2.54m)

In need of modernisation but comprising a range of eye and base level units, four ring gas hob with extractor above and electric oven below, space and plumbing

for washing machine, space for tall fridge freezer, part tiled walls, inset sink with mixer tap, two single glazed windows to side aspect providing views to the sea.

BEDROOM

18'9 x 17'1 max into cupboard (5.72m x 5.21m max into cupboard)

Radiator, two built in cupboards to either side of the fireplace, one of which having additional shelving and other having hanging space, single glazed window with secondary glazing to rear aspect overlooking the communal garden.

INNER HALL

Radiator, doors to:

BEDROOM

13'9 x 11'6 (4.19m x 3.51m)

Loft hatch, radiator, dingle glazed window to rear aspect overlooking the communal garden.

BATHROOM

Panelled bath with mixer tap and shower attachment, wash hand basin with storage beneath, wc, radiator, part tiled walls, extractor fan.

STORAGE CUPBOARD

Accessed via the entrance hall with steps down into. Radiator, electric meter and consumer unit, door to:

SEPARATE WC

High flush wc, wall mounted gas boiler, single glazed frosted window to side aspect.

OUTSIDE - FRONT

The property has the benefit of an allocated parking space.

COMMUNAL GARDEN

Expansive and mainly laid to lawn with a range of mature trees and shrubs, brick walled boundaries.

TENURE

We have been advised of the following by the vendor:

Share of Freehold - transferrable with the sale.

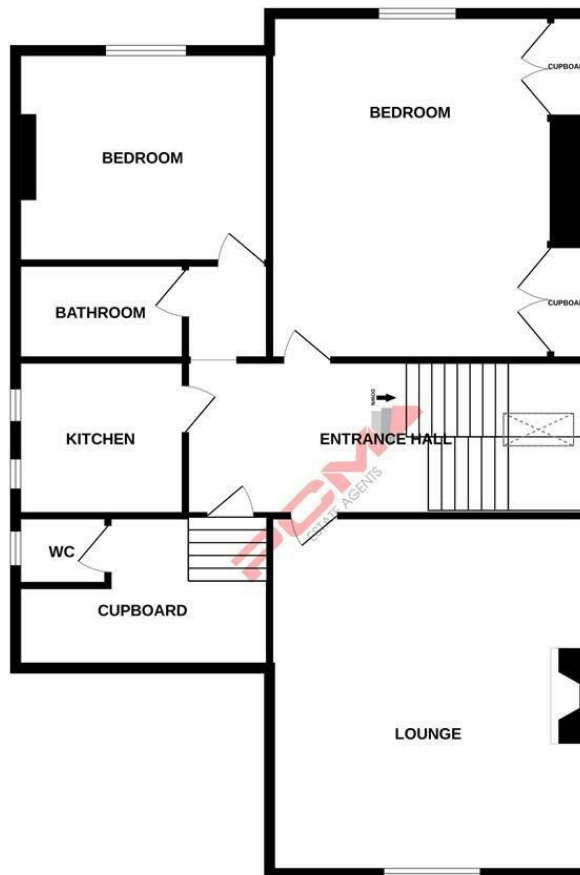
Lease: New 999 Year Lease upon completion.

Service Charge: Approximately £360 per annum.

Building Insurance: Approximately £375 per annum.

Council Tax Band: B





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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