PCM
ESTATE AGENTS

5 River Oaks Apartments, Beachy Head View, St. Leonards-On-Sea, TN38 8EY

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Price £250,000

PCM Estate Agents are delighted to present to the market this exceptionally well-presented TOP FLOOR, TWO DOUBLE BEDROOM, TWO BATHROOM, PURPOSE BUILT APARTMENT with THREE BALCONIES all enjoying SEA VIEWS. Offered to the market CHAIN FREE.

Accommodation comprises a welcoming entrance hall, spacious LOUNGE-DINER with TWO BALCONIES providing STUNNING SEA VIEWS and an abundance of natural light, MODER KITCHEN and TWO LARGE DOUBLE BEDROOMS with built in wardrobes and a family bathroom. The master bedroom benefits from a private EN-SUITE SHOWER ROOM with further BALCONY, again enjoying sea views and a pleasant outlook over St Leonards. Modern comforts include gas fired central heating, double glazing and a GARAGE.

The building is serviced by both stair and LIFT ACCESS, the communal spaces, gardens and grounds are immaculately maintained and professionally managed.

Situated within a sought-after development on the outskirts of St Leonards. This impressive apartment must be viewed to fully appreciate, please contact the owners agents now to arrange your appointment.

COMMUNAL FRONT DOOR
With stairs and loft access to the top floor, private front door opening to:

SPACIOUS ENTRANCE HALL
Entryphone system, two good sized storage cupboards, wall mounted thermostat, radiator, door opening to:

LOUNGE-DINER
16'9 x 14'9 (5.11m x 4.50m)
Dual aspect with two sets of UPVC French doors opening to a balcony, providing sunny views towards the sea and over rooftops, TV aerial point, radiator.

MASTER BEDROOM
20' narrowing to 11'9 x 13'9 (6.10m narrowing to 3.58m x 4.19m)
Two built in wardrobes providing ample space for coats and shoes, radiator, double glazed French style patio doors opening to a further balcony providing beautiful views over rooftops and towards the sea, door opening to:

EN SUITE
Walk in shower, inset sink with mixer tap, low level wc, part tiled walls, radiator, double glazed frosted window to rear aspect.

BEDROOM
11'9 x 9'7 (3.58m x 2.92m)
Built in wardrobes, radiator, double glazed window to rear aspect.

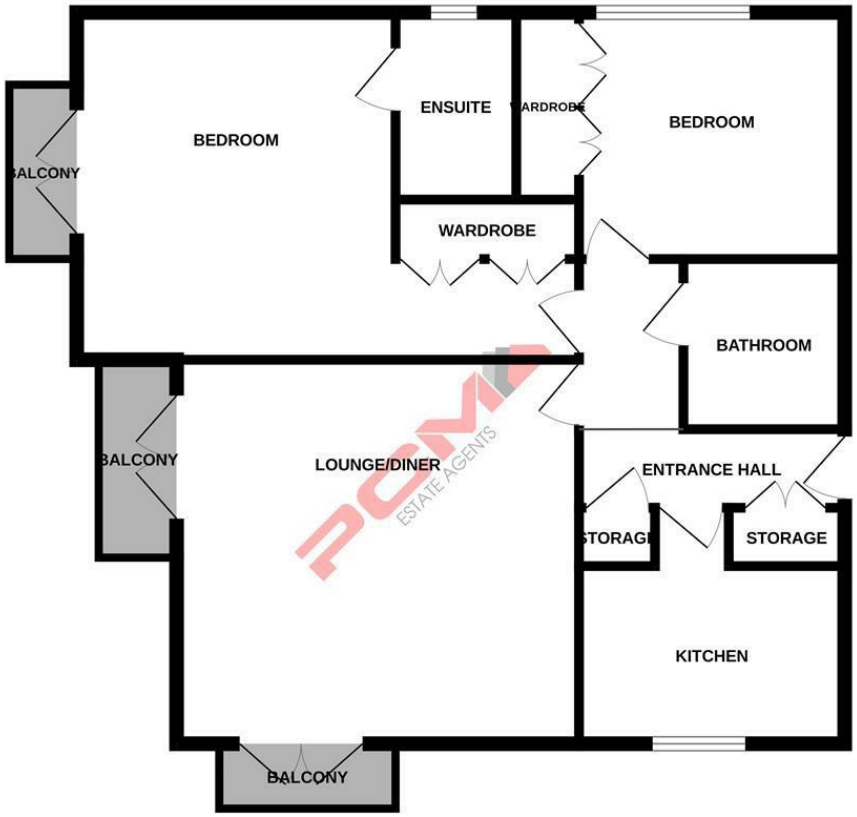
BATHROOM
Panelled bath with mixer tap and shower attachment, part tiled walls, low level dual flush wc, inset sink with mixer tap and storage below, vanity mirror.

GARAGE
Electric up and over door, power and light.

TENURE
We have been advised of the following by the vendor:
Lease: 979 years
Service Charge: £1583.83 per annum approximately. Review in January 2025.
Ground Rent: £150 per annum approximately. Review in 2036
Letting: Allowed
Air BnB: Not Allowed
Pets: Not Allowed

Council Tax Band: C

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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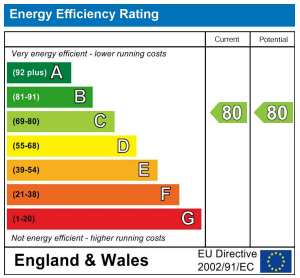

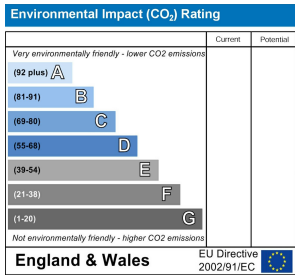

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