

BURGESS & CO. 4, 35 Combermere Road, St. Leonards-On-Sea, TN38 0RS

Offers In Excess
Of £190,000



BURGESS & CO

Burgess & Co are delighted to present a great opportunity to purchase a two bedroom first floor flat in this purpose built block of four flats. The property is located on a sought after residential road in St Leonards on Sea being close to local amenities at Warrior Square along with mainline railways station as well as further amenities in Silverhill. The property itself is bright and spacious and has the benefit of two bedrooms, lounge, good size kitchen and bathroom and access to the communal front garden. There is also the added benefit of the loft space, which subject to gaining all relevant planning consents could be converted to further accommodation if required. The property further benefits from gas fired central heating, double glazing and has its own private entrance. The property comes with a share of the freehold.

Private Front Door into:

Entrance Hall

storage for coats and shoes

Stairs rising to first floor landing with hatch giving access to loft which subject to gaining all relevant planning consents could be converted to further accommodation.

Living Room

14'10 x 11'11 (4.52m x 3.63m)

lovely bright and spacious room to the rear of the property with views over neighbouring gardens.

Kitchen

11'5 x 6'11 (3.48m x 2.11m)

good sized room with work surfaces with modern fitted cupboards and drawers

under and cupboards over, inset sink unit, integrated oven, integrated hob, space for fridge/freezer, space and plumbing for washing machine, window overlooking neighbouring gardens.

Bedroom 1

15'7 x 9'10 (4.75m x 3.00m)

window overlooking front communal garden, built in wardrobe incorporating an integrated dressing area.

Bedroom 2

10'9 x 8'5 (3.28m x 2.57m)

window to front overlooking communal gardens.

Bathroom/WC

good sized room comprising low level WC, wall mounted wash hand basin, panelled bath with glass shower screen and shower

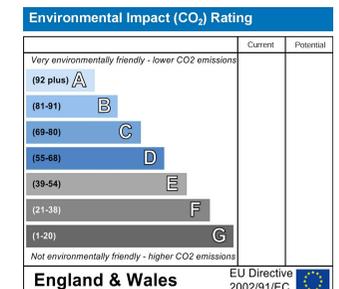
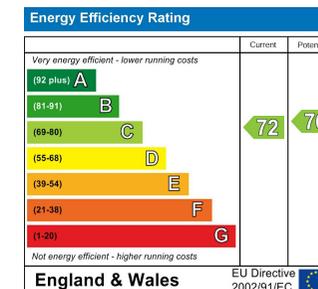
over, part tiled walls, window to side.

Outside

To the front of the property there are communal gardens.

NB:

The property comes with the remaining balance of an 154 years lease from 25th December 1972, a share of the freehold, the service charges are on an as and when basis and the buildings insurance contribution is approximately £166 per year.

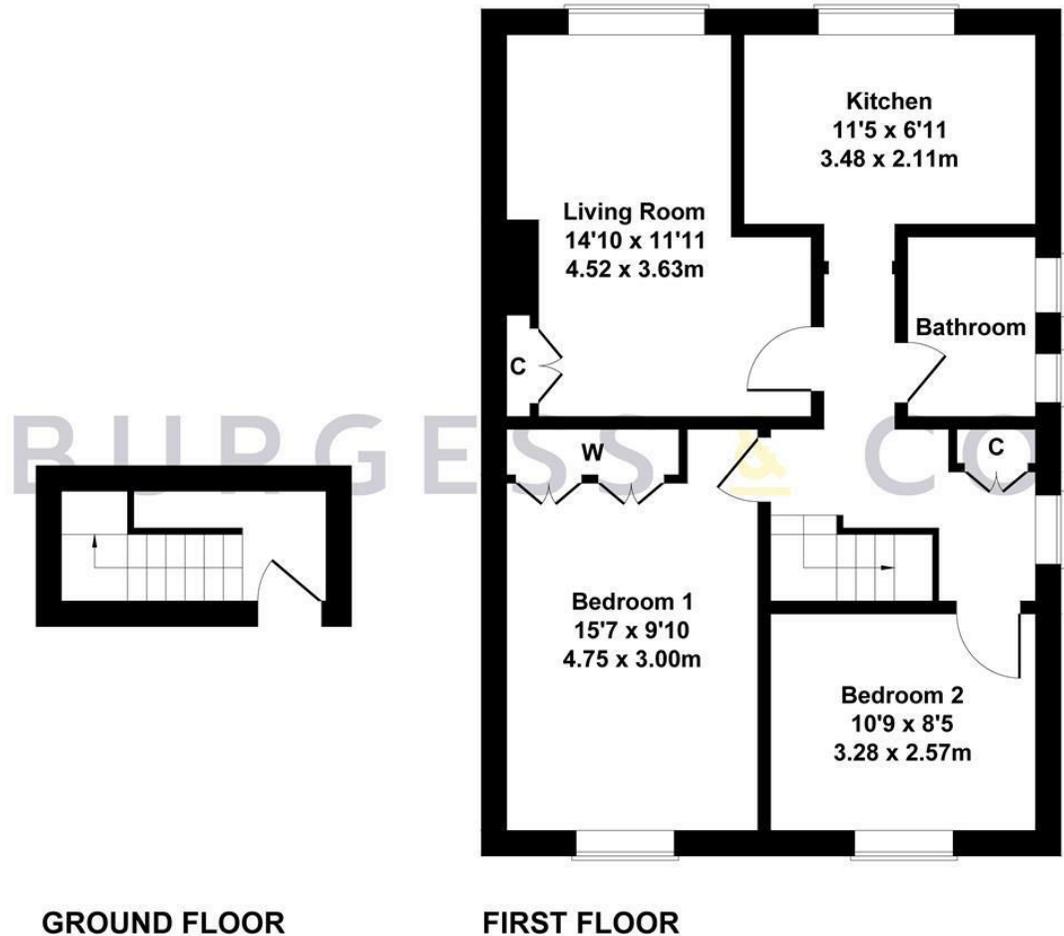






Combermere Road

Approximate Gross Internal Area
684 sq ft - 64 sq m



Not to Scale. Produced by The Plan Portal 2021
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LETTINGS OFFICE
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