

**RUSH
WITT &
WILSON**



**Flat 2, 1 Pierwarden Mews, St. Leonards-On-Sea, East Sussex TN38 8BW
£230,000**

Rush Witt and Wilson are proud to present to the market this purpose built two bedroom ground floor apartment. Situated within a great location on the western outskirts of St Leonards offering ease of access to both Battle and Hastings. The apartment itself is really well proportioned and presented with great room sizes.

Communal entrance, a entrance hall, open plan lounge/diner with French doors out to the communal gardens. Bedroom one is a very impressive double bedroom and bedroom two is another comfortable double room. In addition a modern bathroom/wc, double glazing throughout and gas central heating. Externally the building is found within a popular residential location with an allocated parking space, visitors parking together with unrestricted road side parking and well maintained communal grounds.

This particular apartment was the development show apartment, which offers an impressive high specification, including fitted wardrobes, high specification fitted kitchen and bathroom.



The property is approached via steps to main entrance, with cast iron rail and buzzer entry system, communal hallway with postal area and laid to tiles.

Entrance Hall

18.10x4.64 (5.49m.3.05mx1.22m.19.51m)

Double glazed window to front aspect, entry phone buzzer, radiator and vinyl flooring.

Doors to the following:

Bedroom two

11.15x8.54 (3.35m.4.57mx2.44m.16.46m)

Double glazed window to front aspect, radiator and laid to carpet.

Bathroom

5.64x6.46 (1.52m.19.51mx1.83m.14.02m)

Continuation of vinyl flooring, low level w/c, wash hand basin, bath with shower attachment and rail, radiator and extractor fan.

Bedroom one

12.80x15.55 (3.66m.24.38mx4.57m.16.76m)

Double glazed window to rear aspect, fitted wardrobes, radiator and laid to carpet.

Kitchen/Dining/Living Room

24.08x12.40 reducing to 11.16 (7.32m.2.44mx3.66m.12.19m reducing to 3.35m.4.88m)

Kitchen area has wall and base mounted units with complimentary work surface over, double glazed window to side aspect, 1 and 1/4 stainless steel sink, gas boiler, integrated Hotpoint oven with gas hob and extractor fan over, integrated fridge/freezer, space and plumbing for under counter white goods and continuation of vinyl flooring. Living area consists of double glazed double doors and window to rear aspect, radiator, continuation of vinyl flooring. Doors leading to:

Communal Garden

A small area of patio, laid to lawn with mature tree and shrub borders and side access.

Parking

There is an allocated parking space, visitors parking together with unrestricted road side parking.

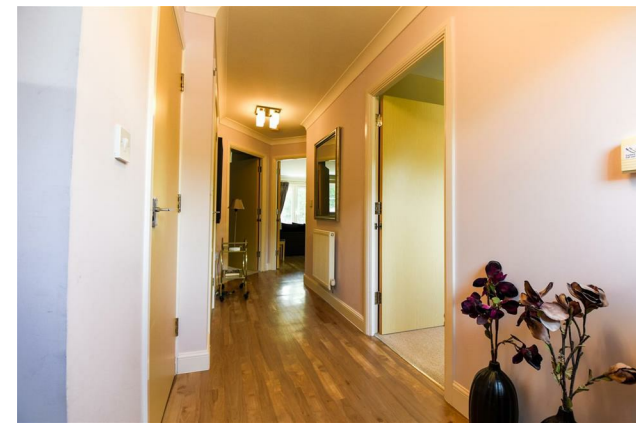
Agents Notes

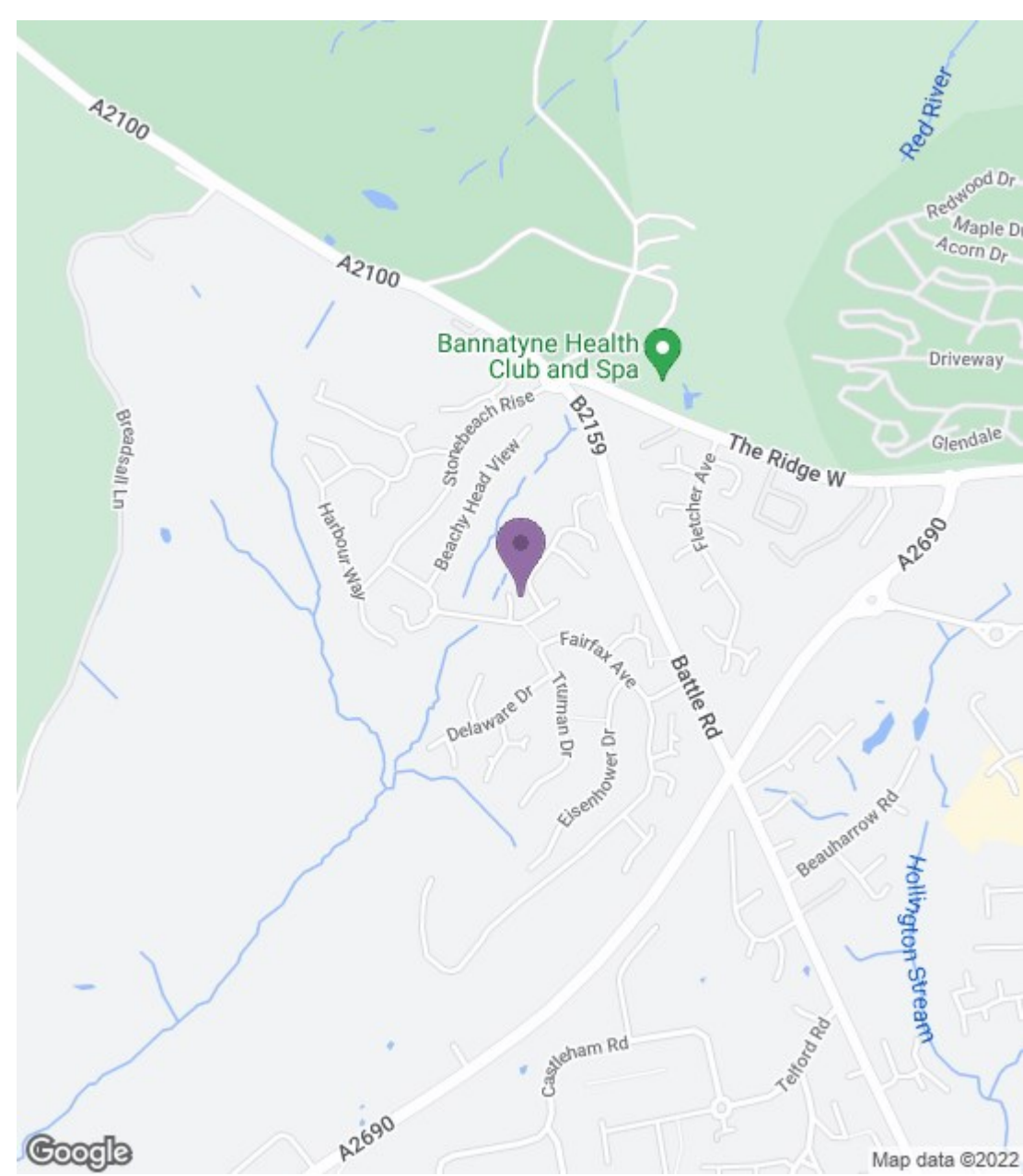
None of the services or appliances mentioned in these sale particulars have been tested.


It should also be noted that measurements quoted are given for guidance only and are approximate and should not be relied upon for any other purpose.


Council tax band: B







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

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