



ESTATE AGENTS

**Upper Maisonette 41, Southwater Road, St. Leonards-On-Sea, TN37 6JR**

Web: [www.pcmestateagents.co.uk](http://www.pcmestateagents.co.uk)  
Tel: 01424 839111

**Price £250,000**



PCM Estate Agents are delighted to present to the market a RARE AND EXCITING OPPORTUNITY to acquire this UPPER MAISONETTE with TWO DOUBLE BEDROOMS, in superb decorative order throughout and benefitting from having the ENTIRE FREEHOLD to the building, PRIVATE ENTRANCE, UPVC double glazed sash windows where stated and gas fired central heating.

The accommodation has been sympathetically improved by the existing owner and offers light and spacious well-presented accommodation comprising a spacious vestibule, entrance hall, first floor landing with IMPRESSIVE OPEN PLAN LOUNGE-DINING ROOM with HIGH CEILINGS and a DEEP BAY WINDOW in addition to a recently fitted MODERN KITCHEN with ample space for breakfast table. To the second floor, there are TWO WELL-PROPORTIONED DOUBLE BEDROOMS and a MODERN BATHROOM.

Conveniently positioned on this sought-after St Leonards street, just a short stroll from Warrior Square railway station with convenient links to London and a vast range of amenities within central St Leonards including shops, cafe's and bars on Kings Road, Norman Road and of course St Leonards seafront and promenade.

Viewing comes highly recommended, please call the owners agents now to book your viewing.

#### **PRIVATE FRONT DOOR**

Opening to:

#### **VESTIBULE**

Wood flooring, door leading to:

#### **ENTRANCE HALL**

Stairs rising to a half-landing with radiator, double glazed double opening windows to a terrace/ balcony, stairs rising to:

#### **FIRST FLOOR HALLWAY**

Stairs rising to the second floor, wall mounted thermostat control for gas fired central heating, door to:

#### **LOUNGE-DINING ROOM**

17'2" max x 15'3" into bay narrowing to 11'9" (5.23m max x 4.65m into bay narrowing to 3.58m)

High ceilings, cornicing, picture rail, two radiators, wooden floorboards, UPVC double glazed sash bay window and further UPVC double glazed sash window to

front aspect both having made to measure bespoke plantation shutters and views onto the street, door opening to:

#### **KITCHEN**

15'1" x 10'6" (4.60m x 3.20m)

Impressive and recently fitted with a matching range of eye and base level cupboards and drawers with complimentary worksurfaces over and tiled splashbacks ample space for breakfast table, inset drainer-sink with mixer tap, space and plumbing for washing machine, tall fridge freezer, four ring gas hob with oven below and extractor over, return door to entrance hall, wall mounted cupboard concealed boiler, high ceilings, UPVC double glazed sash bay window to rear aspect again with made to measure bespoke plantation shutters.

#### **SECOND FLOOR LANDING**

Half landing with radiator and UPVC double glazed sash window to rear aspect with made to measure plantation shutters, stairs to second floor landing with loft hatch to loft space, doors to:

#### **BEDROOM**

12'2" x 10'9" (3.71m x 3.28m)

High ceilings with picture rail, wood flooring, radiator, UPVC double glazed sash window to front aspect with made to measure bespoke plantation shutter.

#### **BEDROOM**

11'8" x 11'6" (3.56m x 3.51m)

Built in cupboard, recessed shelving, wood laminate flooring, UPVC double glazed sash window to rear aspect having made to measure plantation shutter.

#### **BATHROOM**

Panelled bath with chrome mixer tap and shower attachment, rain style shower head, dual flush low level wc, pedestal wash hand basin with tiled splashbacks, part tiled walls, radiator, high ceiling, extractor fan for ventilation, UPVC double glazed frosted glass sash window to front aspect with made to measure bespoke plantation shutter.

#### **FRONT GARDEN**

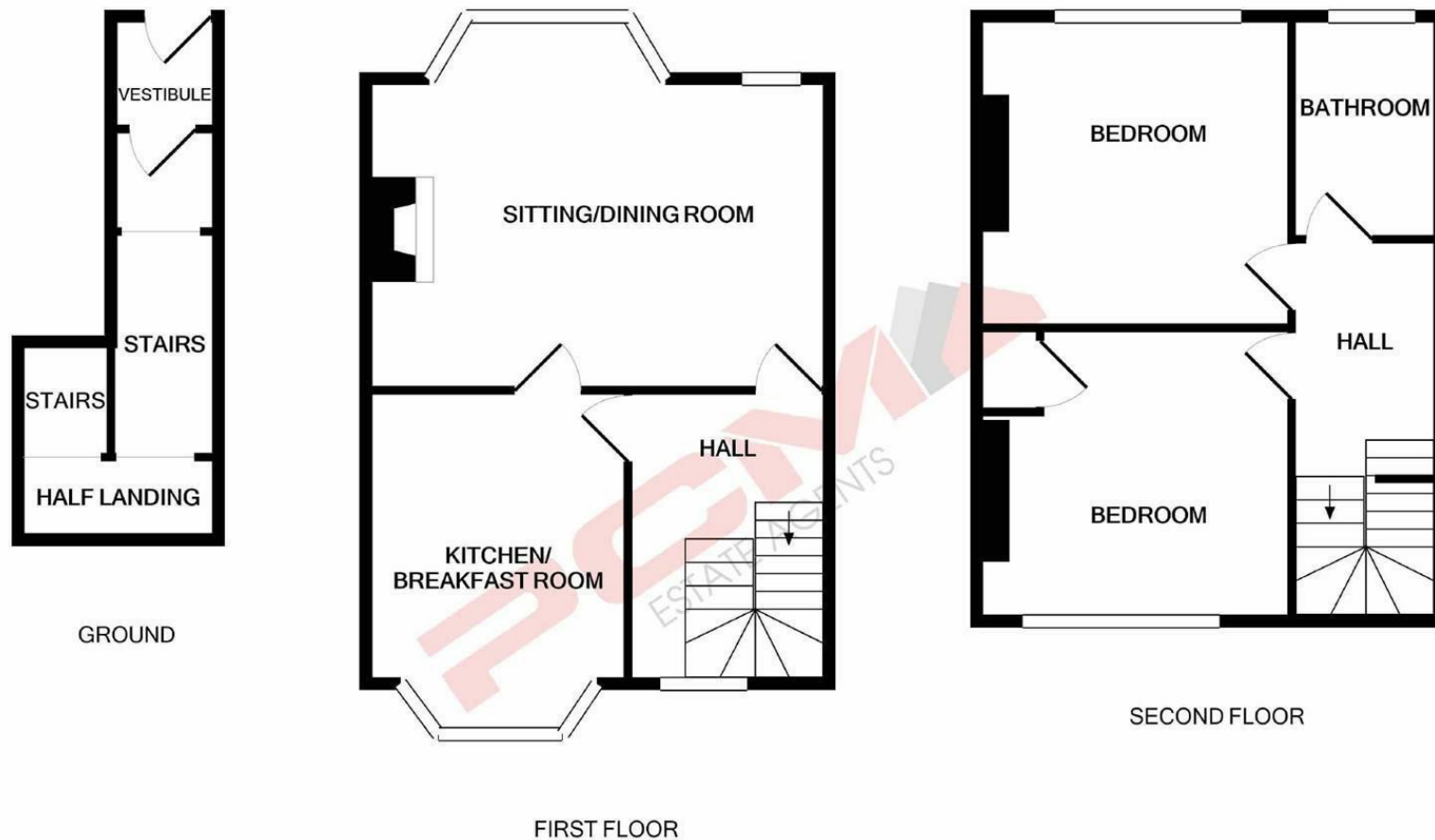
Space for patio table and chairs, mature plants and shrubs.

#### **TENURE**

The property is being sold with the entire freehold for the building, the other property in the building is a lower maisonette consisting of the lower ground floor and hall floor.

Council Tax Band: A





Whilst every attempt has been made to ensure the accuracy of the floor plan 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

Made with Metropix ©2021

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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	