



ESTATE AGENTS

78a, Alexandra Road, St. Leonards-On-Sea, TN37 6LE

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

Price £275,000

PCM Estate Agents present to the market a THREE BEDROOM MAISONETTE occupying the LOWER FLOORS of this BAY FRONTED PROPERTY, benefitting from a PRIVATE ENTRANCE, a COURTYARD STYLE GARDEN and a LENGTHY LEASE

Accommodation is beautifully presented and comprises an entrance hallway, MODERN 26ft OPEN PLAN LOUNGE-KITCHEN-DINING AREA, BEDROOM and SEPARATE WC, lower floor landing with TWO BEDROOMS, DRESSING ROOM and a bathroom. The property also has the benefit of double glazing, gas central heating and a TERRACED COURTYARD.

Located close to St Leonards Warrior Square station and a short walk to central St Leonards where you can find a range of boutique shops and restaurants.

Please call the owners agents now to book your viewing.

PRIVATE FRONT DOOR

Leading to:

ENTRANCE HALL

Leading to:

LOUNGE-KITCHEN-DINING AREA

26'1 max x 11'1 max (7.95m max x 3.38m max)

Double glazed bay window to front aspect, two radiators, modern kitchen fitted with a range of eye and base level cupboards and drawers, worksurfaces, double electric oven, five ring gas hob, space and plumbing for washing machine, space for fridge freezer, space for dining table and chairs, double glazed window to rear aspect overlooking the courtyard garden.

BEDROOM

9'1 x 8'1 (2.77m x 2.46m)

Double glazed window to rear aspect overlooking the garden, radiator, LED lighting.

SEPARATE WC

3' x 3' (0.91m x 0.91m)

Low level wc, vanity unit with wash hand basin, small double glazed window.

LOWER FLOOR HALL

Leading to:

BEDROOM

11'1 x 9' (3.38m x 2.74m)

Radiator, double glazed window to rear aspect.

BATHROOM

8' max x 5' max (2.44m max x 1.52m max)

Panelled bath with mixer tap and shower over, wc, wash hand basin with vanity unit, heated towel rail, part tiled walls.

DRESSING ROOM

9' x 8'1 (2.74m x 2.46m)

Radiator, LED lighting, opening to:

BEDROOM

10' x 8'1 (3.05m x 2.46m)

Radiator, double glazed window and double glazed door providing access to:

COURTYARD

Tiered and paved.

TENURE

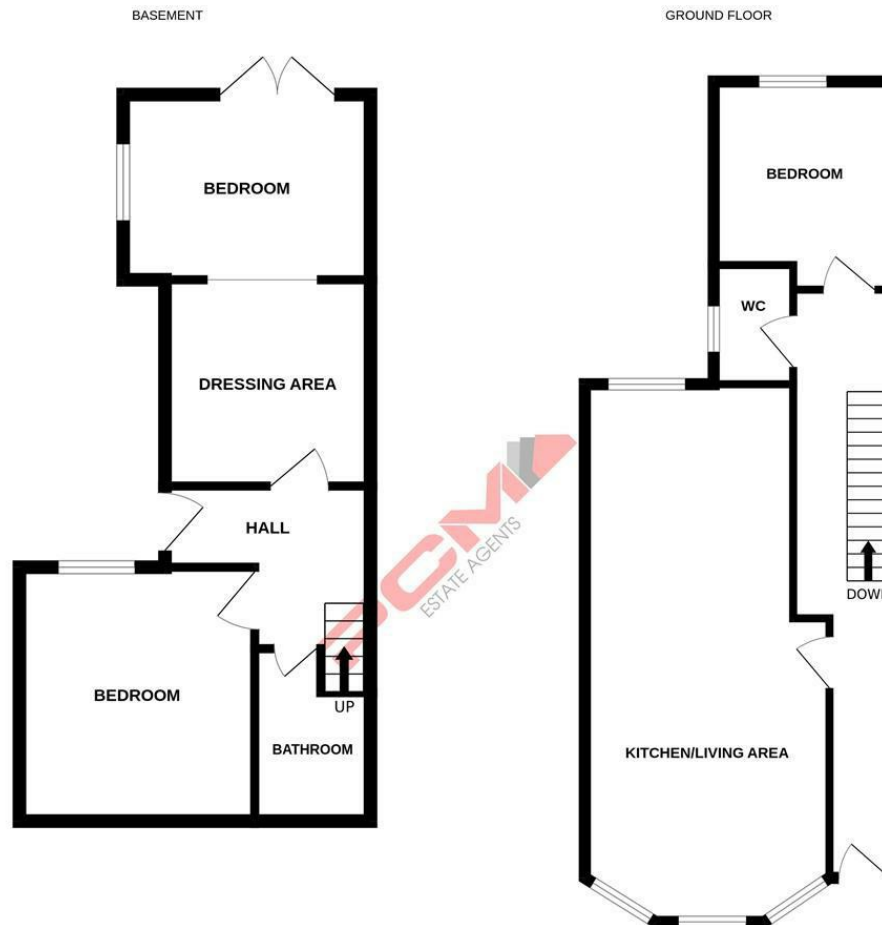
We have been advised of the following by the vendor:

Lease: Approximately 122 years remaining.

Service Charge: TBC

Ground Rent: TBC





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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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) 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	