



5 Lavender Court, Arbourvale, St. Leonards-On-Sea, TN38 0FQ

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Price £180,000

PCM Estate Agents present to the market this BEAUTIFULLY PRESENTED TWO BEDROOM TWO BATHROOM APARTMENT situated on the SECOND FLOOR of this PURPOSE BUILT BLOCK. Located in this highly sought-after location enjoying benefits including gas central heating, double glazing,

Accommodation comprises a 15ft LOUNGE with JULIETTE BALCONY, MODERN KITCHEN with INTEGRATED APPLIANCES, master bedroom with EN SUITE SHOWER ROOM, plus a further BEDROOM and bathroom. There is also an ALLOCATED OFF ROAD CAR PARKING SPACE and the remainder of a 999 year lease.

Situated within reach of local school and bus routes to Hastings town centre with its comprehensive range of shopping, sporting, recreational facilities, mainline railway station, seafront and promenade.

Call the owners agents now to arrange your viewing and avoid disappointment.

COMMUNAL FRONT DOOR

Leading to communal entrance hall with stairs rising to the second floor, private front door to:

ENTRANCE HALL

Radiator, ample built in storage, coving to ceiling, wood laminate flooring, wall mounted entry phone system, door opening to:

LOUNGE-DINING ROOM

15'6 x 12'7 (4.72m x 3.84m)

Wood laminate flooring, double radiator, television & telephone points, UPVC double glazed French doors opening onwards to the Juliette balcony with metal balustrade for safety and views, opening to:

KITCHEN

10'6 x 6'5 (3.20m x 1.96m)

Fitted with a matching range of eye and base level cupboards and drawers with complimentary worksurfaces over and tiled splashbacks, four ring gas hob with oven and grill below, fitted cooker hood, inset drainer-sink unit with mixer tap, wall mounted cupboard concealed boiler, space and plumbing for dishwasher, integrated tall fridge freezer, space and plumbing for washing machine, wood laminate flooring, down lights, UPVC double glazed window to side aspect.

BEDROOM

11'8 x 8'7 (3.56m x 2.62m)

Radiator, coving to ceiling, built in double wardrobe, double glazed window to front aspect, UPVC double glazed window to front aspect, door to:

EN SUITE

Walk in shower enclosure, pedestal wash hand basin with mixer tap, dual flush low level wc, radiator, part tiled walls, down lights, extractor fan for ventilation.

BEDROOM

11'7 x 7'8 (3.53m x 2.34m)

Coving to ceiling, radiator, UPVC double glazed window to front aspect.

BATHROOM

Panelled bath with mixer tap and shower attachment, dual flush low level wc, pedestal wash hand basin with chrome mixer tap, double radiator, part tiled walls, tile effect vinyl flooring, extractor fan for ventilation, shaver point, down lights.

PARKING

Allocated parking space.

COMMUNAL AREAS

The property has use of the communal cycle shed and bin store.

TENURE

We have been advised of the following by the vendor;

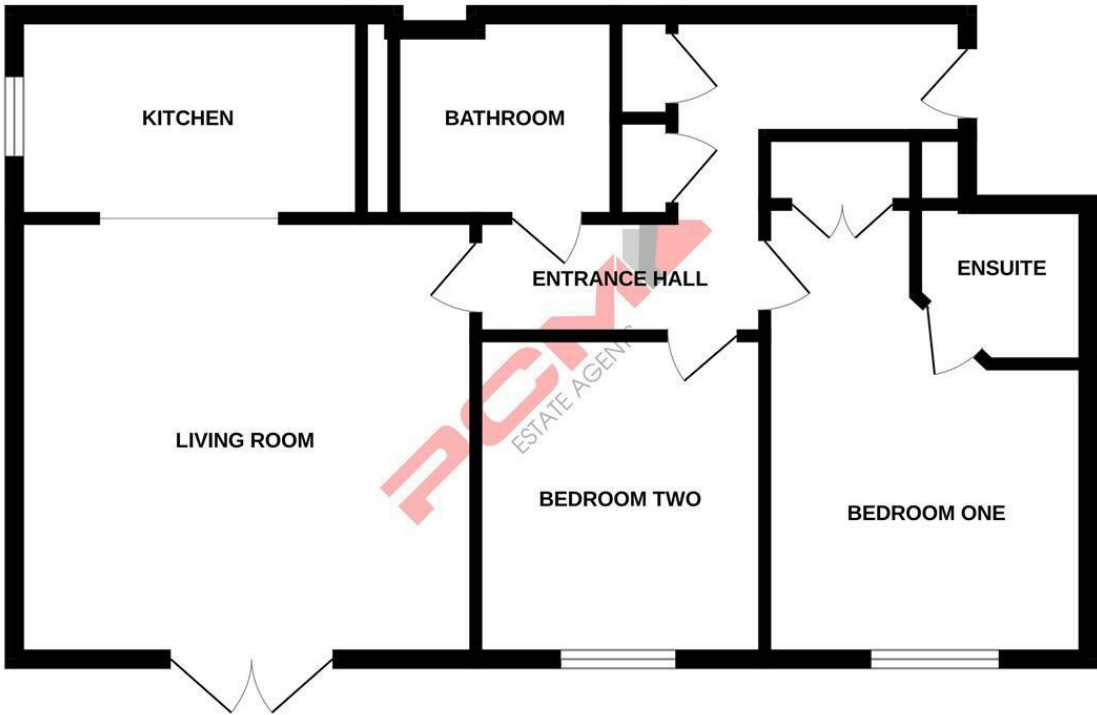
Lease: Approximately 995 years lease remaining.

Service Charge: Approximately £1500 per annum.

Ground Rent: Approximately £100 per annum.



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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