



**The Balmoral Suite, 6, Highlands Gardens, St. Leonards-On-Sea, TN38 0HT**

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

**Price £280,000**

PCM Estate Agents present to the market this RARE OPPORTUNITY to acquire this deceptively spacious TWO BEDROOM GROUND FLOOR APARTMENT, set within this ATTRACTIVE GRADE II LISTED BUILDING dating back to 1860 and originally designed by Decimus Burton. The property has MANY ORIGINAL PERIOD FEATURES and benefits from having an OFF ROAD PARKING SPACE.

Situated in the heart of BURTON ST LEONARDS, in a quiet location, within walking distance to St Leonards Gardens and the beach, whilst also being just a short distance to central St Leonards with its range of local restaurants, shops and mainline railway station having convenient links to London.

Accommodation is arranged with a BRIGHT LIVING ROOM, being an impressive size and offering plenty of space for living and dining, with plenty of storage, MODERN KITCHEN, TWO DOUBLE BEDROOMS and a bathroom with separate shower and bath.

Please call now to arrange an appointment and avoid missing out.

#### **COMMUNAL ENTRANCE**

To a grand communal hallway, two private storage cupboards, private wooden door leading to:

#### **ENTRANCE LOBBY**

6'5 x 5'3 (1.96m x 1.60m)

Carpeted, dado rail, decorative cornicing, high skirtings, radiator, entry phone system.

#### **LOUNGE**

17'8 max x 16'1 into bay (5.38m max x 4.90m into bay )

Carpeted, high ceilings, high skirting, dado rail, decorative cornicing, ceiling rose, double radiator, electric fire with decorative surround, large sash bay window with secondary glazing.

#### **KITCHEN**

13'8 max x 7'9 max (4.17m max x 2.36m max )

Tiled flooring, modern eye and base level cupboards, cupboards, integrated appliances including dishwasher, washing machine and fridge freezer, part tiled

walls, inset spotlights, decorative cornicing, dado rail, electric oven with four ring gas hob, radiator, under plinth heater, window to front aspect with shutters.

#### **BEDROOM**

13'5 x 12'6 plus turret (4.09m x 3.81m plus turret)

Carpeted, high skirting, dado rail, radiator, turret with sash window, ceiling rose, cornicing, large sash window with secondary glazing to front aspect.

#### **BEDROOM**

12'6 x 6'4 (3.81m x 1.93m)

Carpeted, dado rail, high skirtings, decorative cornicing, sash window with secondary glazing, loft access, radiator.

#### **BATHROOM**

12'3 x 6'5 (3.73m x 1.96m)

Tiled flooring, part tiled walls, decorative cornicing, dado rail, bath, separate shower, wc, vanity unit with wash hand basin, storage cupboard, extractor fan, radiator, internal window for natural light.

#### **TENURE**

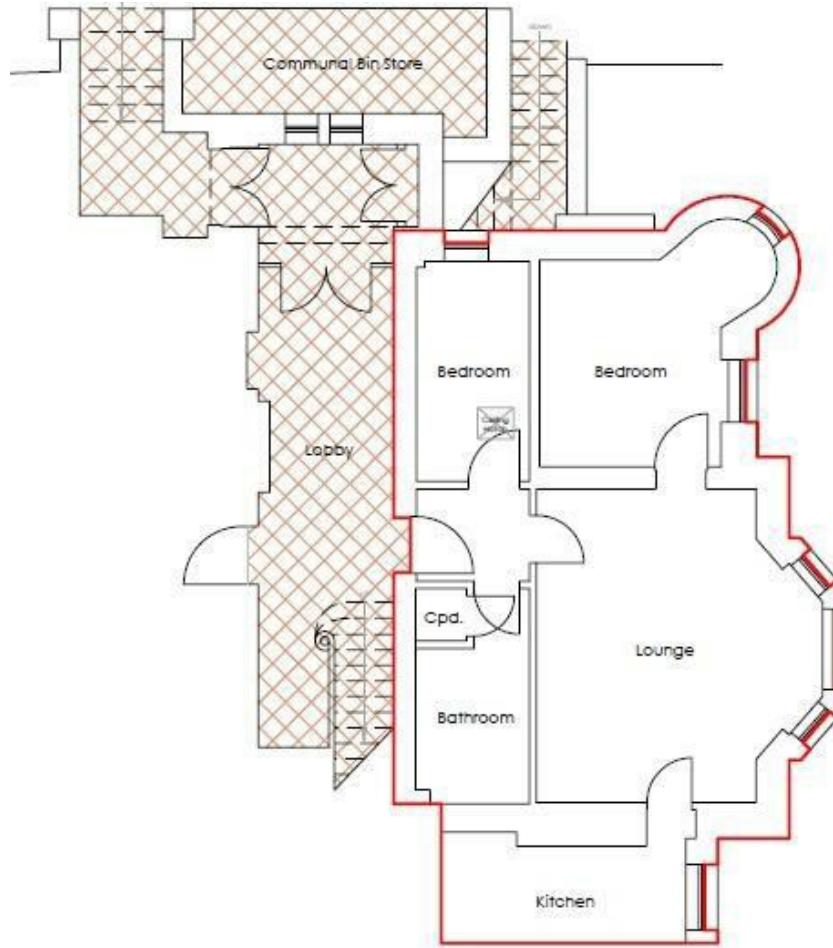
We have been advised of the following by the vendor:

Lease: 999 years from 1996, approximately 970 years remaining

Service Charge: £3804 per annum.

Right to Manage.





## Ground Floor

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			
EU Directive 2002/91/EC		69	78
England & Wales			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
EU Directive 2002/91/EC			
England & Wales			