



ESTATE AGENTS

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

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

Price £174,950

PCM Estate Agents are delighted to offer for sale this well-presented TWO BEDROOM, TWO BATHROOM, SECOND FLOOR PURPOSE BUILT APARTMENT with a LONG LEASE and an ALLOCATED PARKING SPACE.

Accommodation comprises a spacious entrance hallway with built in storage cupboards, lounge, MODERN KITCHEN, TWO BEDROOMS with the master enjoying its own EN SUITE SHOWER ROOM in addition to the main bathroom. The property also benefits from an ALLOCATED PARKING SPACE in addition to a LONG LEASE of approximately 980 YEARS REMAINING.

Located towards the end of this sought-after and quiet cul-de-sac within St Leonards with schooling close by, whilst also being within easy reach of central St Leonards and Hastings town centres.

The property is considered an IDEAL FIRST TIME PURCHASE, please call PCM Estate Agents now to arrange your immediate viewing to avoid disappointment.

COMMUNAL FRONT DOOR

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

ENTRANCE HALLWAY

Built in storage cupboard, separate airing cupboard, wall mounted telephone entry point, radiator.

LOUNGE

15'3 x 12'7 (4.65m x 3.84m)

Double glazed double doors leading to a Juliette balcony to front aspect, two radiators, television and telephone points, open plan to:

KITCHEN

10'7 x 6'3 (3.23m x 1.91m)

Comprising a range of eye and base level units with worksurfaces over, four ring gas hob with extractor above and oven below, space for fridge freezer, inset dishwasher, stainless steel inset sink with mixer tap, double glazed window to side aspect.

BEDROOM

11'7 x 8'8 (3.53m x 2.64m)

Built in wardrobe, telephone point, radiator, double glazed window to front aspect.

EN SUITE SHOWER ROOM

Walk in shower, wash hand basin, dual flush wc, radiator, part tiled walls, shaver point, extractor fan.

BEDROOM

11'7 x 7'4 (3.53m x 2.24m)

Double glazed window to front aspect, radiator.

BATHROOM

Panelled bath with mixer tap and shower attachment, dual flush wc, wash hand basin, part tiled walls, extractor fan.

PARKING

The property also has the benefit of having an allocated parking space.

TENURE

We have been advised of the following:

Lease: Remainder of a 980 year lease approximately.

Maintenance: £1357.28 per annum approximately.

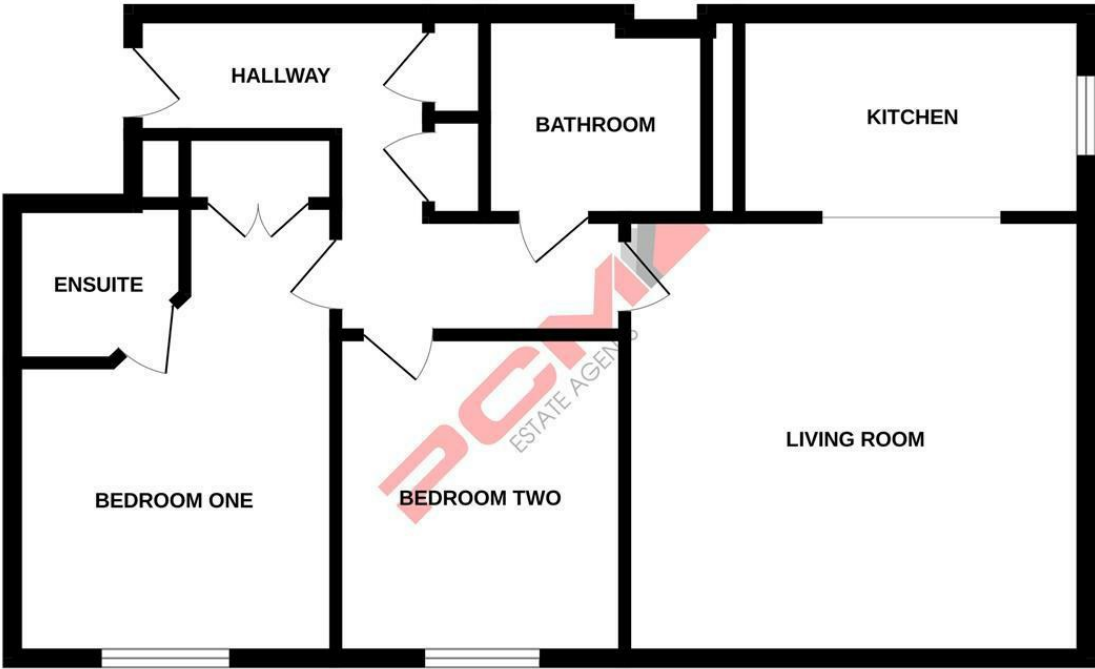
Ground Rent: £200 per annum approximately

Letting: Allowed

Pets: Small Cat or Dog allowed.



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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