



**5 Silchester Mews, 15a, Silchester Road, St. Leonards-On-Sea, TN38 0JB**

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

**Price £160,000**



PCM Estate Agents welcome to the market this well-presented ONE BEDROOMED SPLIT LEVEL APARTMENT, offered to the market CHAIN FREE.

The spacious accommodation is arranged over two floors and comprises an entrance hallway, 15ft OPEN PLAN LIVING ROOM with MODERN FITTED KITCHEN, lower floor landing, ONE DOUBLE BEDROOM and a MODERN SHOWER ROOM.

Located in a highly sought-after central St Leonards location, within easy reach of the seafront and Warrior Square with its mainline railway station, as well as being within reach of a vast range of boutique shops, bars and restaurants that St Leonards has to offer.

Viewing comes highly recommended via PCM Estate Agents, please call now to arrange your immediate viewing to avoid disappointment.

#### **COMMUNAL ENTRANCE**

Private front door leading to:

#### **ENTRANCE HALL**

Stairs leading to lower floor accommodation, wall mounted telephone entry point, door to:

#### **LIVING ROOM- KITCHEN**

15'5 x 11'2 (4.70m x 3.40m)

Modern open plan light and airy living space with double glazed window to rear aspect letting in ample light. Modern fitted kitchen comprising a range of eye and base level units with worksurfaces over, four ring gas hob with extractor above and oven below, integrated fridge freezer, stainless steel inset sink with mixer tap.

#### **LOWER LEVEL LANDING**

Door to:

#### **BEDROOM**

12'2 max x 11'1 (3.71m max x 3.38m)

Two double glazed windows to rear aspect, radiator.

#### **SHOWER ROOM**

Modern suite comprising a double shower, wc, wash hand basin with storage below, part tiled walls, extractor fan, chrome ladder style radiator.

#### **TENURE**

We have been advised of the following by the vendor:

Lease: New 125 year lease

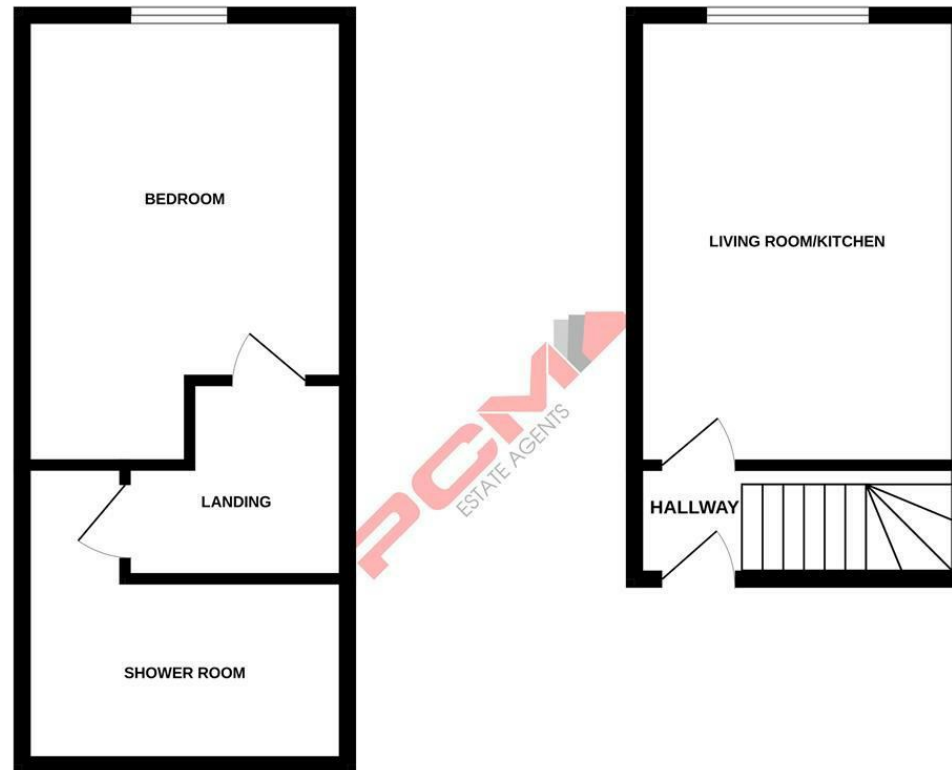
Service Charge: Approximately £596.06 per annum.

Ground Rent: Approximately £145 per annum.



BASEMENT

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.  
Made with Metropix ©2024

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.

