



ESTATE AGENTS

Top Floor Flat 19, Pevensey Road, St. Leonards-On-Sea, TN38 0JY

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Price £230,000

PCM Estate Agents present to the market this TOP FLOOR TWO BEDROOM FLAT offered to the market CHAIN FREE and with a NEW LEASE upon completion. Situated in the incredibly sought-after region of central St Leonards, within easy reach of the seafront in addition to Warrior Square with its mainline railway station.

Accommodation comprises an entrance hall, 18ft LOUNGE, kitchen, TWO BEDROOMS and a bathroom.

Please call PCM Estate Agents now to arrange your viewing to avoid disappointment.

COMMUNAL ENTRANCE

Door to entrance hallway with stairs to second floor, private front door to:

TOP FLOOR FLAT

Entrance hallway with wall mounted telephone entry point.

LOUNGE

18'5 x 13'5 (5.61m x 4.09m)

Double glazed window to front aspect having a partial view of the sea, fireplace, radiator.

KITCHEN

10'3 x 6'8 (3.12m x 2.03m)

Comprising a range of eye and base level units with worksurfaces over, stainless steel inset sink with mixer tap, window to front aspect.

BEDROOM

16'9 x 13'4 (5.11m x 4.06m)

Built in wardrobe, radiator, window to rear aspect enjoying a pleasant sea view.

BEDROOM

9'2 x 8'11 (2.79m x 2.72m)

Window to rear aspect enjoying a pleasant sea view, radiator.

BATHROOM

Panelled bath with mixer tap and shower attachment, radiator, wash hand basin, window to side aspect.

TENURE

We have been advised of the following by the vendor:

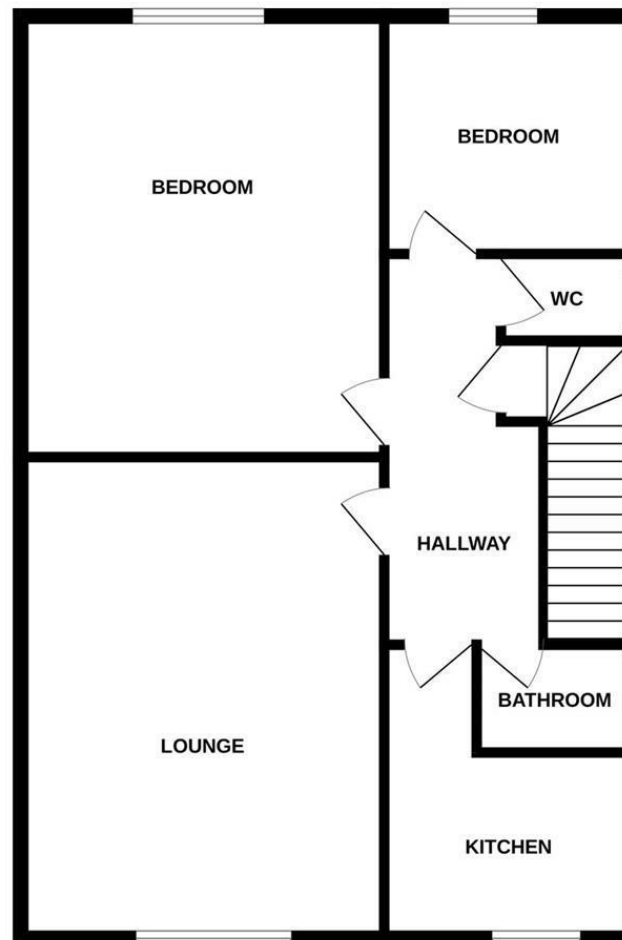
Lease: New lease upon completion

Service Charge: As and when.

Ground Rent: TBC



2ND 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.

