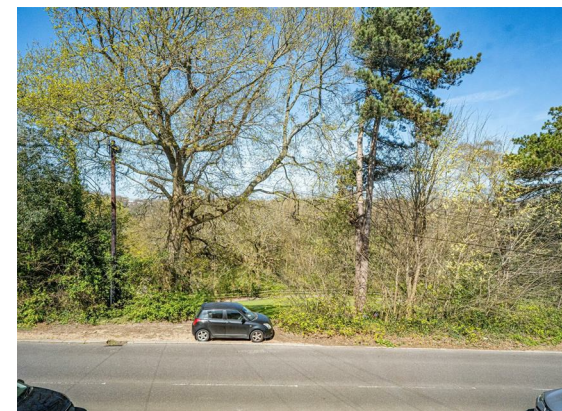




Flat 2, 28, Upper Park Road, St Leonards-on-sea, TN37 6SL

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

Offers Over £165,000

PCM Estate Agents welcome to the market this CHAIN FREE FIRST FLOOR CONVERTED TWO BEDROOM FLAT, benefitting from a SHARE OF FREEHOLD and lovely views over the picturesque Alexandra Park. Conveniently positioned on the outskirts of the Bohemia Quarter, within easy reach of amenities.

Occupying the ENTIRE FIRST FLOOR of this OLDER STYLE BUILDING, with recently decorated accommodation, having new floor coverings and a NEWLY FITTED KITCHEN. The accommodation comprises a spacious entrance hall, LOUNGE-DINER, modern NEWLY FITTED KITCHEN, TWO BEDROOMS and a bathroom with shower over bath. The property has gas fired central heating and double glazing.

Viewing comes highly recommended, please call the owners agents now to book your appointment.

COMMUNAL ENTRANCE

Stairs rising to the first floor, private front door to:

ENTRANCE HALL

Split level with wall mounted telephone entry point, wall mounted thermostat control, airing cupboard, radiator.

LOUNGE

13'10 x 11'4 (4.22m x 3.45m)

Two double glazed windows to front aspect facing Alexandra Park, feature fire surround, radiator, picture rail.

KITCHEN

9'9 x 6'8 (2.97m x 2.03m)

Newly fitted and comprising a range of eye and base level cupboards and drawers with worksurfaces over, inset sink with mixer tap, four ring gas hob with oven below and extractor over, part tiled walls, space and plumbing for washing machine, space for under counter fridge and separate freezer, double glazed window to front aspect with lovely views over Alexandra Park.

BEDROOM ONE

13'9 x 11'1 (4.19m x 3.38m)

Radiator, double glazed window to rear aspect.

BEDROOM TWO

10'4 x 6'11 (3.15m x 2.11m)

Double glazed window to side aspect, radiator, cupboard housing boiler.

BATHROOM

Panelled bath with mixer tap and shower attachment, shower screen, newly fitted wc, wash hand basin, part tiled walls, radiator, double glazed obscured window to side aspect, loft hatch providing access to an area of loft space.

TENURE

We have been advised by the vendor of the following:

Share of Freehold - 1/3 share transferable on the sale of the property.

Lease: 98 Years approximately remaining.

Maintenance - 1/3 share paid quarterly.

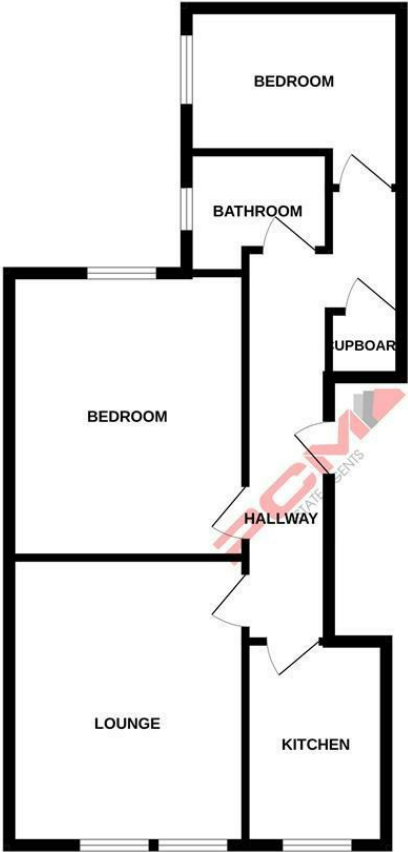
Pets: Allowed with written consent Lessor.

Letting: Allowed

Air BnB: Not covered by lease.



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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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.

