



ESTATE AGENTS

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

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

Price £200,000

PCM Estate Agents present to the market this GROUND FLOOR ONE BEDROOM GARDEN 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 BAY FRONTED LOUNGE, kitchen, UTILITY ROOM, ONE BEDROOM, bathroom and a SEPARATE WC. The property also has the benefit of a PRIVATE REAR GARDEN.

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

COMMUNAL ENTRANCE

Door to entrance hallway, private front door to:

GROUND FLOOR FLAT

Spacious entrance hallway, built in storage cupboard.

LOUNGE

18' x 15'8 (5.49m x 4.78m)

Spacious light and airy room with high ceilings, feature fireplace, bay window to front aspect.

KITCHEN

9'8 max x 8'7 (2.95m max x 2.62m)

Comprising a range of eye and base level units with worksurfaces over, space for range cooker with extractor above, space for appliances, doorway to:

UTILITY ROOM

Door to front aspect providing an alternative entrance to the property, rear door leading to the garden.

BEDROOM

14'4 x 13'2 (4.37m x 4.01m)

Bay window to rear aspect, built in wardrobes.

BATHROOM

Panelled bath with mixer tap and shower attachment, separate walk in shower, wash hand basin, part tiled walls.

SEPARATE WC

Obscured window to side aspect, radiator, wc.

GARDEN

The original garden has been split into two with one section belonging to the basement apartment (not included in the sale). The remaining garden is incredibly private and offers a fantastic space for outdoor seating and entertaining, whilst enjoying a sunny aspect. The garden is currently in need of cultivation, however does extend to a good size and also features a summer house.

TENURE

We have been advised of the following by the vendor:

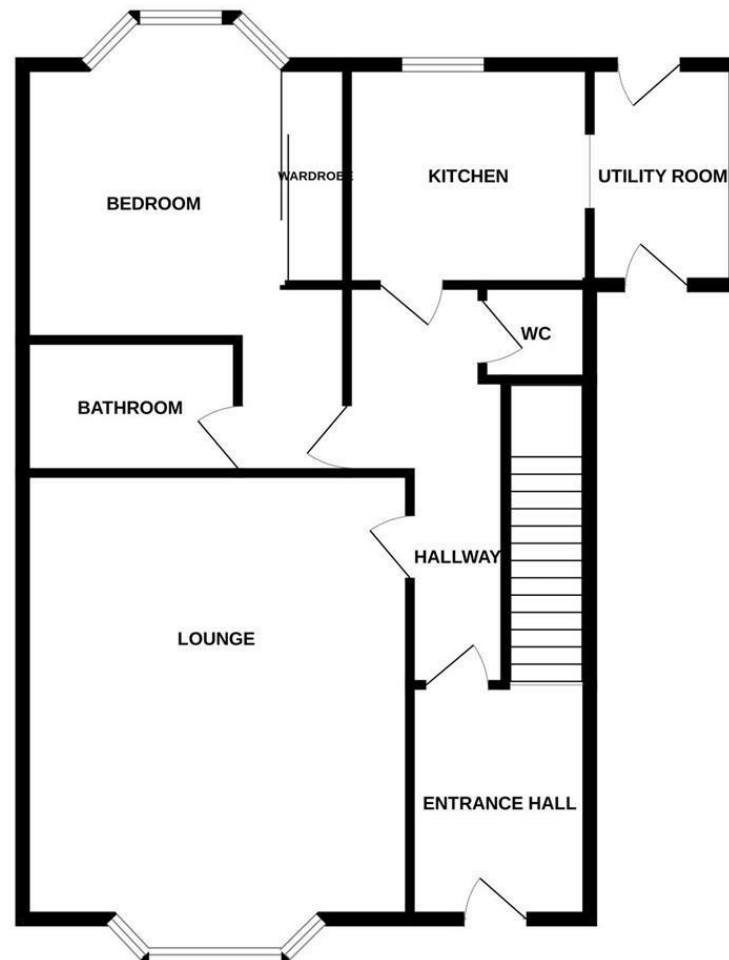
Lease: New lease upon completion

Service Charge: As and when.

Ground Rent: TBC



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.

