



ESTATE AGENTS

**First Floor Flat 102, London Road, St. Leonards-On-Sea, TN37 6LT**

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

**Price £230,000**



An exceptionally well-presented TWO BEDROOM APARTMENT occupying the FIRST FLOOR of this ATTRACTIVE PERIOD RESIDENCE. Offered to the market CHAIN FREE with a LENGTHY LEASE and an ALLOCATED PARKING SPACE.

The property boasts STYLISH LIVING ACOMMODATION throughout comprising an entrance hallway, 19ft OPEN PLAN LIVING ROOM with BESPOKE FITTED KITCHEN having a range of INTEGRATED APPLIANCES, TWO DOUBLE BEDROOMS and a LUXURY BATHROOM.

Located within a sought-after region of central St Leonards, within easy reach of the seafront, Warrior Square with its mainline railway station, many boutique shops, bars and restaurants that St Leonards has to offer in addition to the seafront.

If you are looking for an EXCEPTIONAL APARTMENT in St Leonards, look no further than this STUNNING EXAMPLE and call PCM Estate Agents now to arrange your immediate viewing to avoid disappointment.

#### **COMMUNAL ENTRANCE**

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

#### **ENTRANCE HALLWAY**

Spacious with wall mounted telephone entry point, radiator, inset ceiling spotlights, door to:

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

19'5 max x 13'4 max (5.92m max x 4.06m max)

Beautifully presented light and airy room with high ceilings and bay window to front aspect, radiator, picture rail, bespoke fitted kitchen comprising a range of eye and base level units with worksurfaces over, four ring gas hob with extractor above and oven below, range of integrated appliances including fridge, freezer, slimline dishwasher and washing machine, inset sink with mixer tap. The lounge area offers ample living space for seating and entertaining.

#### **BEDROOM**

11'9 x 11'1 (3.58m x 3.38m)

Built in wardrobe, two sash windows to rear aspect, picture rail, radiator.

#### **BEDROOM**

11'8 x 6'7 (3.56m x 2.01m)

Built in storage cupboard, sash window to front aspect, picture rail, radiator.

#### **BATHROOM**

7'11 x 4'6 (2.41m x 1.37m)

Luxury modern suite comprising a panelled bath with mixer tap and shower attachment, dual flush wc, wash hand basin set into vanity unit with storage below, chrome ladder style radiator, tiled walls, tiled flooring, extractor fan.

#### **TENURE**

We have been advised of the following by the vendor:

Lease: 999 years

Maintenance: £600 per annum.

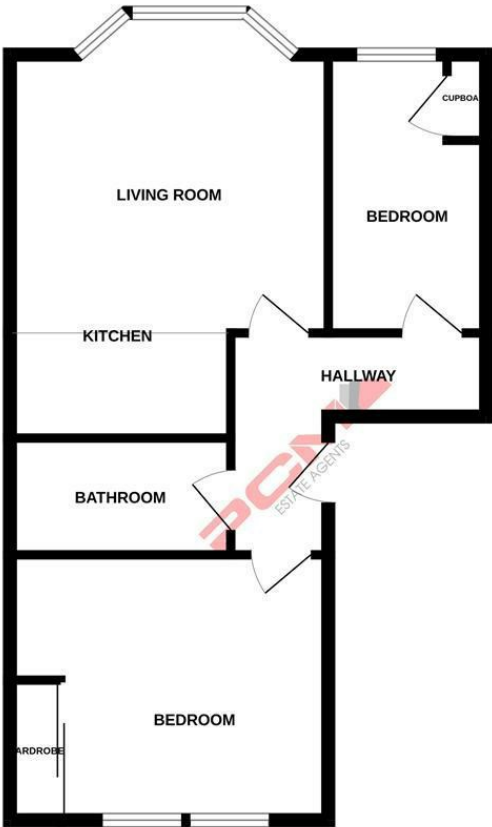
Sub letting: Yes

Air BnB: Yes

Pets: Yes



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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		77
(81-91) B		
(69-80) C		
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC