

ESTATE AGENTS

**F3, 5, Pevensey Road, St. Leonards-On-Sea, TN38 0JY**

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**Price £325,000**



PCM Estate Agents are delighted to present to the market this beautifully presented TWO BEDROOM HALL FLOOR APARTMENT, set within an ELEGANT VICTORIAN STYLE BUILDING and offered with the added benefits of a PRIVATE REAR GARDEN and a quarter SHARE OF FREEHOLD.

This CHARMING HOME effortlessly blends CHARACTER and CONTEMPORARY LIVING, boasting HIGH CEILING, PERIOD DETAILING and a generously sized 21ft BAY FRONTED LOUNGE that fills with NATURAL LIGHT. The accommodation comprises a welcoming entrance hall, a well-appointed kitchen, TWO DOUBLE BEDROOMS and a stylishly MODERN SHOWER ROOM. Outside, you'll find a private and WELL-ESTABLISHED REAR GARDEN, perfect for relaxing or entertaining.

Idyllically located in Burton St Leonards, this property is just moments from Warrior Square mainline station offering convenient links to London and a short stroll from St Leonards vibrant centre. Enjoy easy access to an array of artisan shops, independent cafés, restaurants, bars, and the seafront promenade.

This is a RARE OPPORTUNITY to acquire a home that combines lifestyle, location and CHARACTER in equal measure. Early viewing is highly recommended, contact the owner's sole agents today to avoid disappointment.

#### **COMMUNAL ENTRANCE HALL**

Private front door leading to:

#### **ENTRANCE HALL**

Under stairs storage cupboard, further good sized storage cupboard, some original features, radiator, providing access to:

#### **LOUNGE**

21'1 into bay x 15'10 max (6.43m into bay x 4.83m max )

Two radiators, gas coal effect fire with decorative surround, built in storage cupboards, exposed wooden floorboards, double glazed bay window to front aspect.

#### **KITCHEN**

11' max x 7' max (3.35m max x 2.13m max )

Fitted with a matching range of eye and base level cupboards and drawers,

integrated fridge freezer, electric oven with four ring induction hob, inset sink with mixer tap, space and plumbing for washing machine and dishwasher, double glazed window to front aspect, double glazed door to rear providing access to the rear garden.

#### **BEDROOM ONE**

14'5 into bay x 12'1 max (4.39m into bay x 3.68m max )

Double glazed bay window to rear overlooking the private garden, radiator.

#### **BEDROOM TWO**

9' x 8'1 (2.74m x 2.46m)

Double glazed window overlooking the private garden, radiator, storage area.

#### **BATHROOM**

9' x 4'1 (2.74m x 1.24m )

Tiled walls, extractor fan, bath with shower over and glass shower screen, vanity enclosed wash hand basin, low level wc, vinyl flooring and heated towel rail.

#### **REAR GARDEN**

Being south-south westerly facing with a decked area, steps down to a further decked area with space for table and chairs, area of lawn, mature plants and shrubs. The garden also has storage space underneath the top decking and kitchen, and side passage access.

#### **TENURE**

We have been advised of the following by the vendor:

¼ Share of freehold transferrable with the sale.

Lease: Approximately 964 years remaining.

Service Charge: £50 per month (£600 per annum)

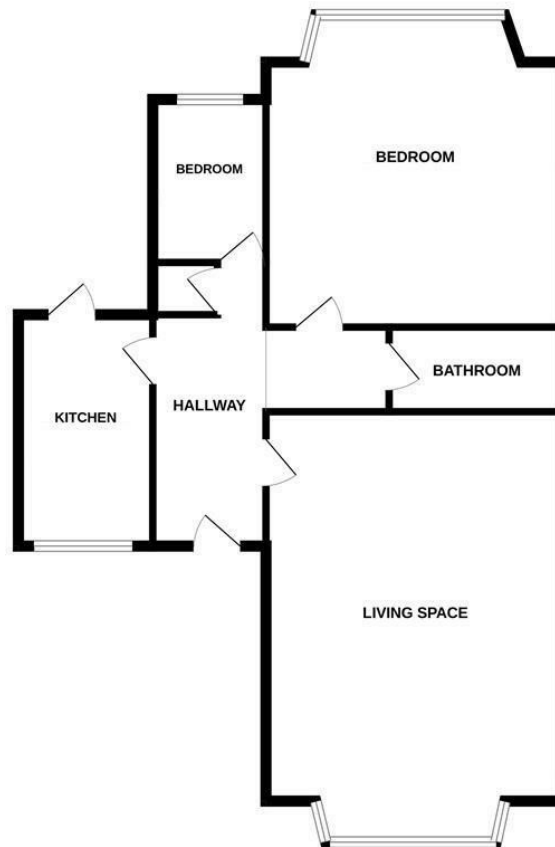
Ground Rent: Peppercorn

Council Tax Band: A





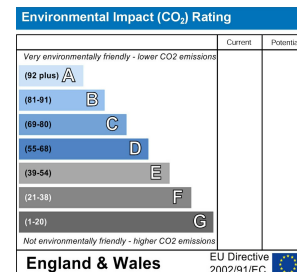
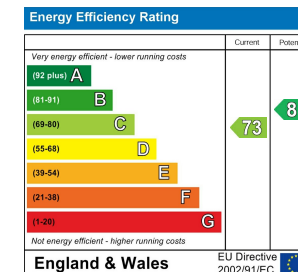
GROUND FLOOR  
888 sq.ft. (82.5 sq.m.) approx.



FLAT , PEVENSEY ROAD

TOTAL FLOOR AREA : 888 sq.ft. (82.5 sq.m.) approx.

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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