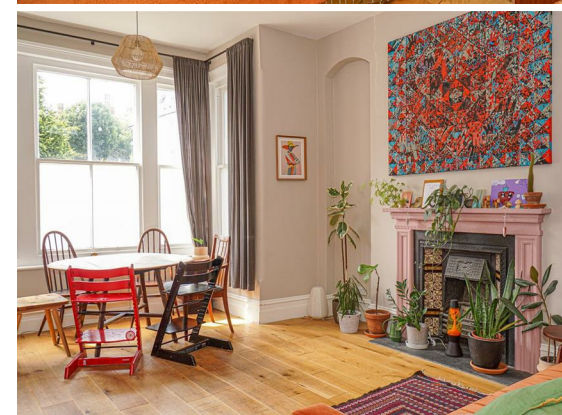




ESTATE AGENTS

GFF 189, London Road, St. Leonards-On-Sea, TN37 6LS

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

Offers In Excess Of £225,000

PCM Estate Agents are delighted to offer for sale this BEAUTIFULL TWO BEDROOM APARTMENT with SHARE OF FREEHOLD, spanning the GROUND FLOOR of this ATTRACTIVE VICTORIAN RESIDENCE in this sought-after central St Leonards location on a tree lined road.

Offering well-presented SPACIOUS ACCOMODATION with HIGH CEILINGS comprising a generous entrance hallway with built in storage, lounge, SEPARATE BESPOKE FITTED KITCHEN, TWO DOUBLE BEDROOMS and a LUXURY BATHROOM SUITE. The property further benefits from a SHARE OF FREEHOLD, LENGTHY LEASE and a further storage cupboard located in the communal hallway.

Located just moments from central St Leonards with its range of boutique shops, bars, eateries, the seafront and Warrior Square with its mainline railway station. The property is considered ideal for those looking for an EXCEPTIONAL APARTMENT near the sea.

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

COMMUNAL ENTANCE

With private storage cupboard located in the communal entrance hall, private front door to:

ENTRANCE HALLWAY

Generous with under stairs storage area providing space for coats and shoes, space for fridge freezer, wall mounted thermostat control, separate built in storage cupboard offering space and plumbing for washing machine with additional storage space over, wall mounted telephone entry point, radiator, door to:

LOUNGE

17'1 max x 13'11 (5.21m max x 4.24m)

Spacious light and airy room with feature fireplace, radiator, sash bay window to front aspect letting in ample light.

KITCHEN

6'8 x 6'3 (2.03m x 1.91m)

Bespoke and comprising a range of eye and base level units with worksurfaces over, four ring induction hob with extractor above and oven below, inset butler sink with mixer tap, integrated slimline dishwasher, window to rear aspect.

BEDROOM

12'2 max x 11'9 max (3.71m max x 3.58m max)

Sash windows to rear aspect enjoying a pleasant outlook, column style radiator.

BEDROOM

12'5 max x 10' max (3.78m max x 3.05m max)

Sash window to front aspect, radiator.

BATHROOM

8'1 x 4'3 (2.46m x 1.30m)

Luxury suite comprising a spacious bathtub with mixer tap, shower attachment and shower screen, dual flush wc, wash hand basin set into vanity unit with storage below, ladder style radiator, part tiled walls, extractor fan, obscured window to side aspect.

TENURE

We have ben advised of the following by the vendor:

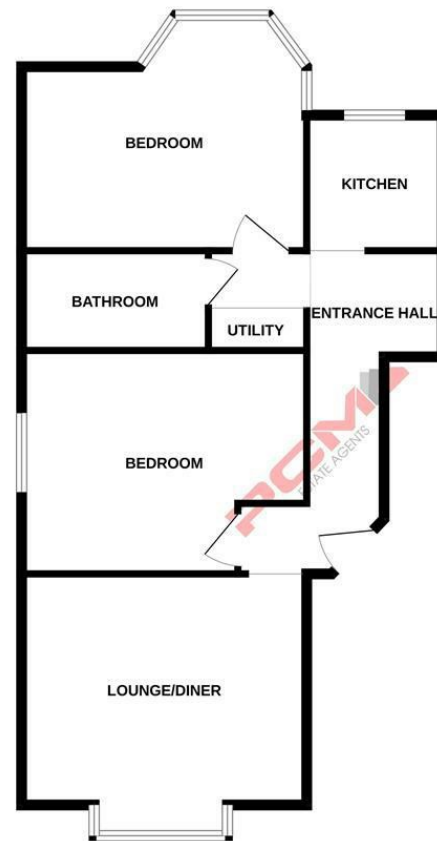
Share of Freehold - transferrable with the sale.

Lease: Approximately 995 years remaining.

Service Charge: As & when required



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.
Made with Metropix 5/2025

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.

