



23 The Sycamores, Woodland Vale Road, St. Leonards-On-Sea, TN37 6JX

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Offers In Excess Of £150,000

PCM Estate Agents are delighted to present to the market an opportunity to acquire this CHAIN FREE PURPOSE BUILT TWO BEDROOM FLAT in SUPERB DECORATIVE ORDER throughout, with electric heating, double glazed windows and a MODERN KITCHEN & BATHROOM.

Positioned on the first floor of this PURPOSE BUILT BUILDING with accommodation comprising an entrance hall with ample storage space, LOUNGE-DINING ROOM which leads to a MODERN KITCHEN, TWO BEDROOMS and a MODERN BATHROOM.

Situated on a sought-after road within easy reach of central St Leonards, just a short stroll from a vast range of amenities including artisan shops, eateries, coffee shops, nearby Gensing Gardens and Warrior Square train station with convenient links to London and of course St Leonards seafront and promenade.

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

COMMUNAL FRONT DOOR

Leading to communal entrance hall, stairs rising to the first floor, private front door to:

ENTRANCE HALL

Coving to ceiling, wall mounted consumer unit for the electrics, wall mounted entry phone system, telephone point, storage cupboard, doors opening to:

LOUNGE-DINING ROOM

13'4" max x 14'8" (4.06m max x 4.47m)

Juliette balcony to the rear aspect with double glazed doors opening inwards, double glazed window to rear aspect, television point, wall mounted electric panel radiator, coving to ceiling, open plan to;

KITCHEN

6'11" x 6'4" (2.11m x 1.93m)

Fitted with a range of matching eye and base level cupboards and drawers with work surfaces over, tiled splashbacks, electric hob with cooker hood over, electric fan assisted oven, inset resin drainer-sink unit with mixer tap, wood

lamine flooring, included in the sale are the washing machine, slimline dishwasher, tumble dryer and tall fridge freezer.

BEDROOM

14'3" max x 10' (4.34m max x 3.05m)

Wall mounted electric panel radiator, coving to ceiling, double glazed window to rear aspect.

BEDROOM

10'6" x 7'3" (3.20m x 2.21m)

Electric storage radiator, double glazed window to rear aspect.

BATHROOM

Panelled bath with mixer tap, electric shower over bath, glass shower screen, dual flush low level wc, vanity enclosed wash hand basin with mixer tap, part tiled walls, extractor for ventilation.

TENURE

We have been advised of the following by the vendor:

Lease: 99 years from August 2014, approximately 89 years remaining

Ground Rent: £284.38 per annum approximately

Maintenance: £1100 per annum approximately

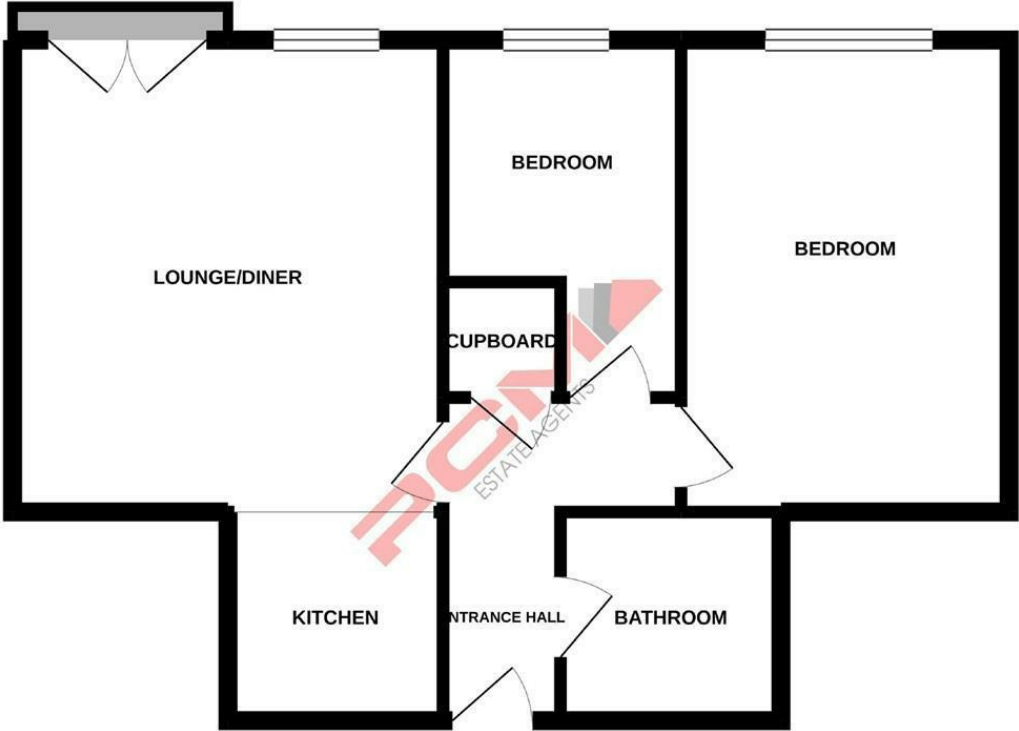
Letting: Allowed

Air BnB: Allowed

Pets: Allowed



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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