



9 Lavender Court, Arbourvale, St. Leonards-On-Sea, TN38 0FQ

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

Price £182,500

Situated on the GROUND FLOOR of this MODERN PURPOSE BUILT BLOCK in this highly sought-after location is this WELL PRESENTED MODERN TWO BEDROOM APARTMENT enjoying benefits including gas central heating and double glazing.

Accommodation comprises an entrance hall, OPEN PLAN LOUNGE-KITCHEN with INTEGRATED APPLIANCES, MASTER BEDROOM with EN SUITE, further BEDROOM and a MODERN BATHROOM. The property also benefits from an ALLOCATED CAR PARKING SPACE and LENGTHY LEASE.

Situated within reach of local schools and bus routes to Hastings Town Centre with it's comprehensive range of shopping, sporting, recreational facilities, mainline railway station, seafront and promenade.

Call now to book your immediate viewing to avoid disappointment.

COMMUNAL ENTRANCE LOBBY

Front door to:

ENTRANCE HALL

Entry phone receiver, airing cupboard with Megaflow hot water cylinder, further built in cupboards, inset ceiling spotlights.

LOUNGE

15'3" max x 14'1" max (4.65m max x 4.29m max)

Double glazed window to front aspect, built in cupboard housing wall mounted gas boiler, radiator, return door to hallway.

KITCHEN

10'8" x 6'2" (3.25m x 1.88m)

Part tiled walls, stainless steel inset sink with stainless steel mixer tap over, range of modern base units comprising cupboards and drawers set beneath working surfaces, matching wall units over, stainless steel chimney style cooker hood over stainless steel inset four burner gas hob, stainless steel double oven and grill, integrated dishwasher, integrated fridge/freezer, washer/dryer, tiled floor, inset ceiling spotlighting.

BEDROOM ONE

11'7" max x 8'9" max (3.53m max x 2.67m max)

Double glazed window to front aspect, radiator, built in wardrobe, return door to hallway, door to:

EN-SUITE SHOWER ROOM

Part tiled walls, tiled shower cubicle, pedestal wash hand basin with stainless steel mixer tap over, low level wc, radiator, shaver point, inset ceiling spotlighting, extractor fan, return door to bedroom one.

BEDROOM TWO

11'7" max x 7'5" max (3.53m max x 2.26m max)

Double glazed window to front aspect, radiator, return door to hallway.

BATHROOM

Part tiled walls, white suite comprising panelled bath with mixer spray attachment, pedestal wash hand basin with stainless steel mixer tap over, low level wc, inset ceiling spotlighting, radiator, extractor fan, shaver point, return door to hallway.

OUTSIDE

There is an allocated car parking space and use of lockable sheds for bikes etc.

TENURE

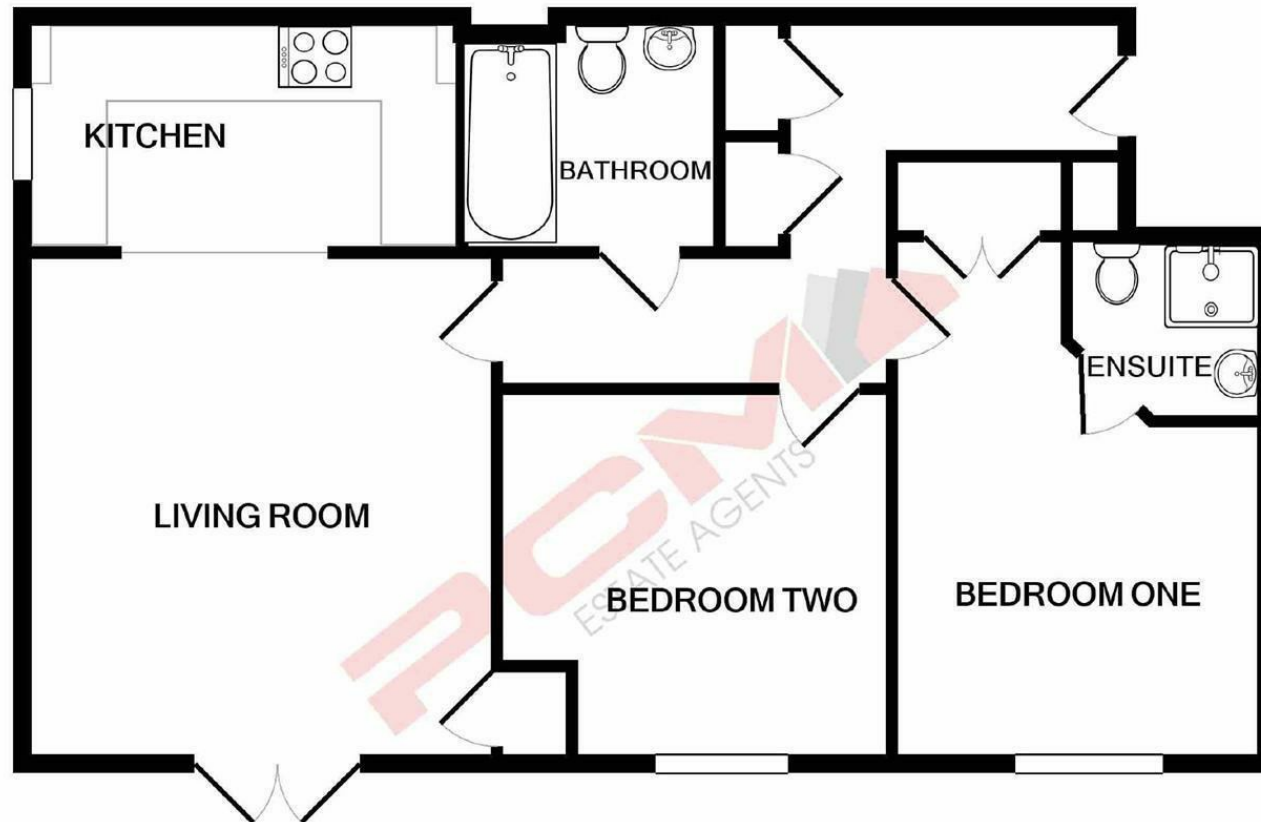
We have been advised of the following by the vendor:

Lease - 999 years from 2006, approximately 980 years remaining

Maintenance - Approximately £1125 per annum

Ground Rent - Approximately £100 per annum





Whilst every attempt has been made to ensure the accuracy of the floor plan 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		
(81-91) B		
(69-80) C		
(55-68) D		
(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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales	EU Directive 2002/91/EC	