



**Flat 1, 4, Kenilworth Road, St. Leonards-On-Sea, TN38 0JD**

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

**Offers In Excess Of £125,000**



A spacious ONE BEDROOMED GARDEN APARTMENT occupying the LOWER FLOOR of this PERIOD BUILDING with a LENGTHY LEASE. Offered to the market CHAIN FREE.

The property is accessed via its own PRIVATE ENTRANCE to spacious accommodation comprising a generous entrance hallway, lounge, SEPARATE KITCHEN, ONE BEDROOM and a bathroom. To the rear of the property is a PRIVATE REAR GARDEN.

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

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

#### **PRIVATE FRONT DOOR**

Leading to:

#### **ENTRANCE HALLWAY**

Spacious with built in storage cupboard and radiator.

#### **LOUNGE**

13'4 x 10'7 max (4.06m x 3.23m max)

Double glazed window to rear aspect with wooden shutters, radiator.

#### **KITCHEN**

11'11 x 8'6 narrowing to 6' (3.63m x 2.59m narrowing to 1.83m)

Comprising a range of eye and base level units with worksurfaces over, space for gas cooker with extractor above, space for fridge, space and plumbing for washing machine, inset one & ½ bowl inset sink with mixer tap, radiator, double glazed window and door to rear aspect leading out to the garden.

#### **BEDROOM**

12'6 x 8'4 (3.81m x 2.54m)

Double glazed window to front aspect with wooden shutters, radiator.

#### **BATHROOM**

12'6 x 4'3 (3.81m x 1.30m)

Panelled bath with mixer tap and shower attachment, wc, dual flush wc, wash hand basin, chrome ladder style radiator, borrowed light window from bedroom.

#### **GARDEN**

A particular feature of this property is its private rear garden with enclosed fenced and walled boundaries.

#### **OUTSIDE - FRONT**

Steps down from street level, gate leading towards the front door and under stairs storage cupboard.

#### **TENURE**

We have been advised of the following by the vendor:

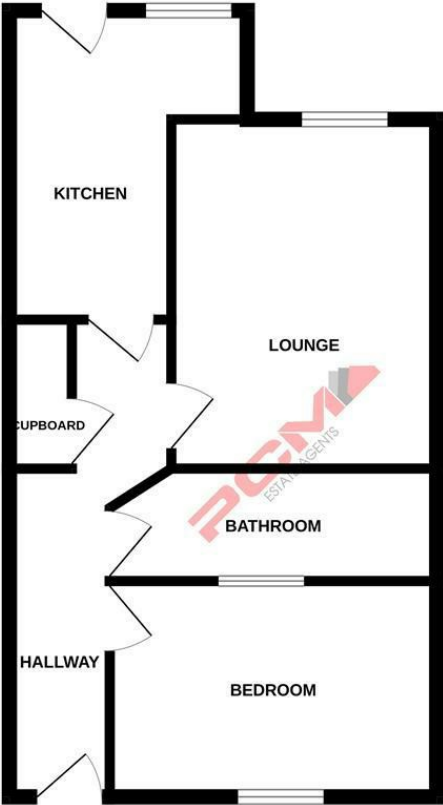
Lease: Approximately 113 years remaining.

Service Charge: Approximately £2500 per annum.

Ground Rent: Approximately £120 per annum.



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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