



**Flat 3 Knowle Court, Sedlescombe Road South, St. Leonards-On-Sea, TN38 0XB**

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

**Price £185,000**

PCM Estate Agents are delighted to present for sale this well-proportioned TWO BEDROOM TOP FLOOR PURPOSE BUILT APARTMENT, offered to the market CHAIN FREE and requiring modernisation, providing an excellent opportunity for first-time buyers or investors.

The accommodation comprises a LOUNGE-DINING ROOM, kitchen, TWO GOOD SIZED BEDROOMS and a bathroom. Further benefits include gas central heating, double glazing, and a GARAGE located in a block to the rear.

Conveniently situated within easy reach of local shopping facilities at Silverhill and bus routes to Hastings town centre, offering a comprehensive range of shopping, leisure, and recreational facilities, along with the mainline railway station, seafront, and promenade.

This property represents a fantastic opportunity to create a home to your own specification.

#### **COMMUNAL ENTRANCE HALL**

With entry phone system, stairs rising to the top floor, private front door opening to:

#### **ENTRANCE PORCH**

Cupboard housing the electric meter, consumer unit, gas meter and water meter, whilst also having shelving for storage. Door opening to:

#### **ENTRANCE HALL**

Entry phone system, access to loft, wall mounted thermostat, storage cupboard housing the hot water tank with shelving above, radiator, door opening to:

#### **LOUNGE**

16'9 x 11'8 (5.11m x 3.56m)

Television point, radiator, double glazed window to rear providing views onto the communal garden and over the rooftops of the town.

#### **KITCHEN**

9'4 x 6'9 (2.84m x 2.06m)

In need of modernisation but fitted with a range of eye and base level units, space for fridge freezer, space and pluming for washing machine, inset one &

½ bowl stainless steel sink with mixer tap, space for freestanding gas oven and extractor fan above, wall mounted gas boiler, double glazed window to rear aspect.

#### **BEDROOM**

10'1 x 10'9 (3.07m x 3.28m)

Built in storage cupboard with hanging space and shelving above and below, radiator, double glazed window to front aspect.

#### **BEDROOM**

9'1 x 7'3 (2.77m x 2.21m)

Built in storage cupboard with hanging space and shelving above, additional built in wardrobe with further hanging space, shelving below and above, radiator, double glazed window to front aspect.

#### **BATHROOM**

Panelled bath with electric shower attachment above, wash hand basin, wc, tiled walls, radiator, frosted double glazed window to rear aspect

#### **GARAGE**

Located in block with up and over door.

#### **TENURE**

We have been advised of the following by the vendor:  
Lease: New 125 year lease upon completion.

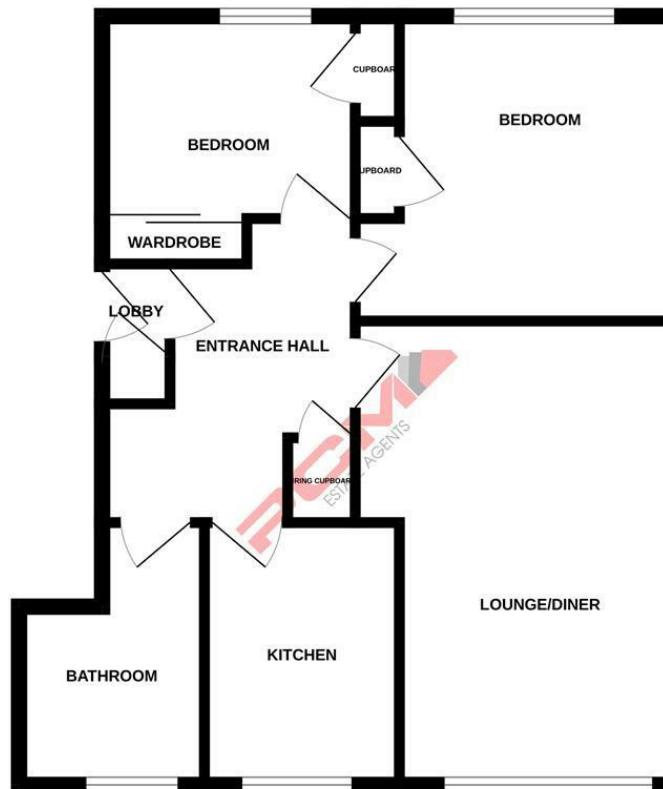
#### **COMMUNAL GROUNDS**

There is also use of communal gardens/ grounds, with space to hang washing etc.

Council Tax Band: B



## 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 fixtures and fittings 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		76
(81-91)	B		61
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England & Wales			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
EU Directive 2002/91/EC			
England & Wales			