



**Flat 2, 67, Eversfield Place, St. Leonards-On-Sea, TN37  
6DB**

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

**Offers In Excess Of £140,000**



PCM Estate Agents are delighted to present to the market an opportunity to secure this CONVERTED ONE BEDROOM plus STUDY/ OCCASIONAL ROOM SECOND FLOOR FLAT positioned on St Leonards seafront with LOVELY VIEWS extending over St Leonards seafront and promenade, including views of the Pier. The property is being sold with a HEALTHY LENGTH LEASE.

The property is in very good decorative order throughout with accommodation comprising a LOUNGE-DINER being OPEN PLAN to a MODERN NEWLY FITTED KITCHEN, good sized DOUBLE BEDROOM, modern NEWLY FITTED SHOWER ROOM and ADDITIONAL ROOM which could be utilised as an occasional room/ nursery/ study.

Positioned within walking distance to central St Leonards and Hastings town centre with a vast range of amenities located on your door step.

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

#### **COMMUNAL FRONT DOOR**

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

#### **ENTRANCE HALL**

Wall mounted cupboard concealed consumer unit for the electrics, doors opening to:

#### **LOUNGE-DINER**

14'6 x 14'1 (4.42m x 4.29m)

Electric storage radiator, double glazed window to front aspect affording some local views over St Leonards promenade and views of Hastings Pier, sea and Beach, open plan to:

#### **KITCHEN**

8'7 x 5'5 (2.62m x 1.65m)

Modern shaker style kitchen built with a matching range of eye and base level cupboards and drawers fitted with soft close hinges, having complimentary worksurfaces and matching upstands over, Lamona electric hob with extractor

over and oven below, integrated tall fridge freezer, space and plumbing for washing machine, inset drainer-sink unit with mixer tap, open plan benefitting from views into the lounge, through the lounge window and out to sea.

#### **BEDROOM**

12'7 x 9'1 (3.84m x 2.77m)

Electric storage radiator, double glazed window to rear aspect.

#### **STUDY/ NURSERY**

7'4 x 5'3 (2.24m x 1.60m)

Double glazed window to front aspect with sea views and views to Hastings Pier

#### **SHOWER ROOM**

Modern suite comprising a large walk in shower with electric shower unit, dual flush low level wc, vanity enclosed wash hand basin with chrome mixer tap and ample storage set beneath, wall mounted vanity unit with LED mirror, ladder style heated towel rail, partially aquaborded walls, extractor fan for ventilation, wood laminate flooring.

#### **TENURE**

We have been advised of the following by the vendor:

Lease: New 125 year lease upon completion.

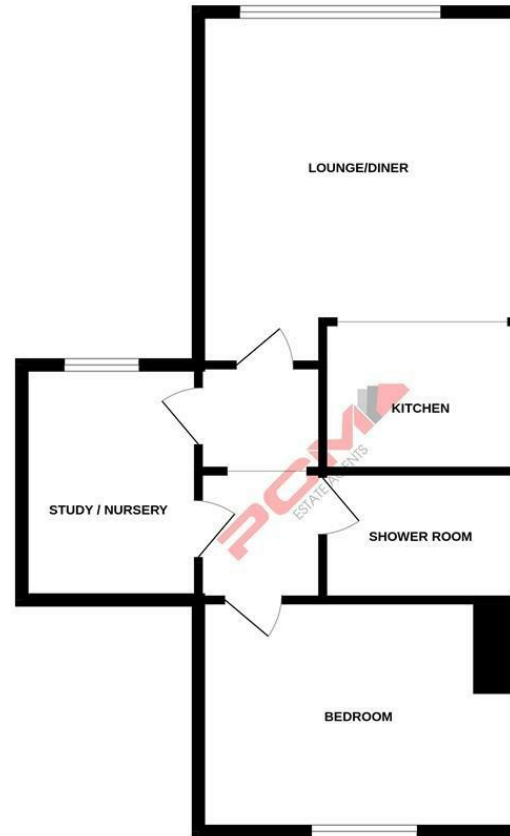
Service Charge: As & When required.

Ground Rent: £75 per annum.

Letting: Allowed

Air BnB: Yes





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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