

ESTATE AGENTS

Flat 5, 3, Charles Road, St. Leonards-On-Sea, TN38 0QA

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

Offers In Excess Of £220,000

PCM Estate Agents are delighted to present to the market an opportunity to purchase this SECOND FLOOR, CONVERTED TWO BEDROOM, TWO BATHROOM FLAT offered to the market CHAIN FREE and with a HEALTHY LENGTH LEASE in excess of 100 YEARS. Offering exceptionally well-proportioned and well-appointed accommodation in this PRIME CENTRAL ST LEONARDS LOCATION directly opposite Gensing Gardens, with PLEASANT TOWNSCAPE VIEWS and even PARTIAL VIEWS OF THE SEA.

Inside, the accommodation comprises a spacious entrance hall with AMPLE STORAGE space, an IMPRESSIVE OPEN PLAN RECEPTION ROOM with KITCHEN having BUILT IN APPLIANCES, BEDROOM with EN SUITE shower room, a second DOUBLE BEDROOM and a main family bathroom.

Located within walking distance to a vast range of amenities including artisan shops and eateries, Warrior Square railway station with convenient links to London, St Leonards seafront, promenade and Gensing Gardens.

This flat must be viewed to appreciate the convenient position and quality of accommodation on offer. 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 entry phone system, down lights, large storage cupboard, wall mounted thermostat control for gas fired central heating, radiator.

OPEN PLAN RECEPTION ROOM-KITCHEN

17'7 x 14'6 (5.36m x 4.42m)

Built in cupboard housing wall mounted boiler, down lights, radiator, television point, fitted with a matching range of eye and base level cupboards and drawers fitted with soft close hinges, electric four ring hob with oven below and extractor over, inset drainer-sink unit with mixer tap, integrated appliances including washing machine, tall fridge freezer and dishwasher, ample storage space, two double glazed windows to front aspect with made to measure plantation shutters, pleasant views onto Gensing Gardens and townscape views beyond.

BEDROOM ONE

14'2 x 11'8 (4.32m x 3.56m)

Radiator, two double glazed windows to rear aspect with made to measure plantation shutters and partial views of the sea, door to:

EN SUITE

Walk in corner shower with rain style shower head, dual flush low level wc, wall mounted wash hand basin with chrome mixer tap and tiled splashback, part tiled walls, tiled flooring, downlights, extractor fan for ventilation, ladder style heated towel rail.

BEDROOM TWO

13'4 x 8'11 (4.06m x 2.72m)

Radiator, television point, double glazed window to front aspect with made to measure plantation shutter, double glazed window to front aspect with a lovely views over Gensing Gardens, with townscape views beyond and partial views of the sea.

FAMILY BATHROOM

Modern suite with bath having chrome mixer tap and shower attachment, dual flush low level wc, wall mounted wash hand basin with chrome mixer tap, down lights, extractor fan for ventilation, part tiled walls, tiled flooring, ladder style heated towel rail.

TENURE

We have been advised of the following by the vendor:

Lease: 125 years from October 2017

Service Charge: Approximately £732.79 per annum.

Ground Rent: Approximately £474.59 per annum.

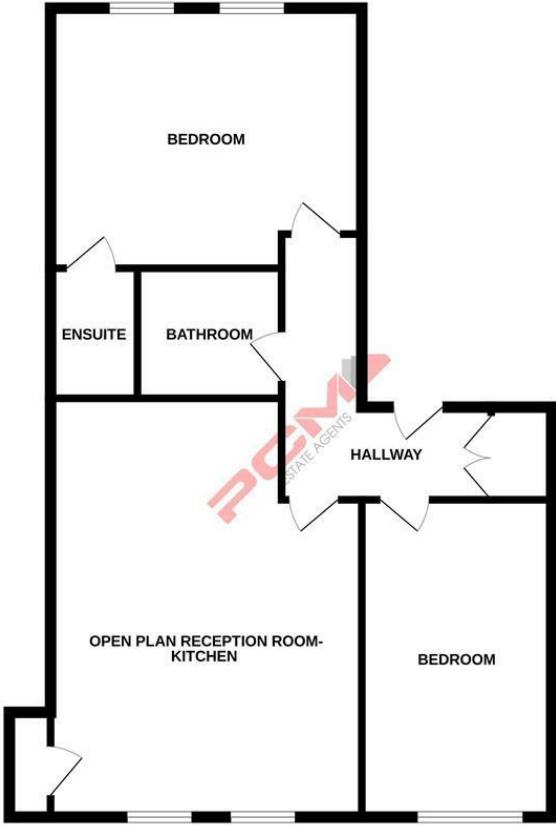
Building Insurance: Approximately £474.88 per annum

Pets: Allowed

Council Tax Band: A



SECOND 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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