



ESTATE AGENTS

**78a, Alexandra Road, St. Leonards-On-Sea, TN37 6LE**

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**Price £275,000**



PCM Estate Agents present to the market a THREE BEDROOM MAISONETTE occupying the LOWER FLOORS of this BAY FRONTED PROPERTY, benefitting from a PRIVATE ENTRANCE, a COURTYARD STYLE GARDEN and a LENGTHY LEASE

Accommodation is beautifully presented and comprises an entrance hallway, MODERN 26ft OPEN PLAN LOUNGE-KITCHEN-DINING AREA, BEDROOM and SEPARATE WC, lower floor landing with TWO BEDROOMS, DRESSING ROOM and a bathroom. The property also has the benefit of double glazing, gas central heating and a TERRACED COURTYARD.

Located close to St Leonards Warrior Square station and a short walk to central St Leonards where you can find a range of boutique shops and restaurants.

Please call the owners agents now to book your viewing.

#### **PRIVATE FRONT DOOR**

Leading to:

#### **ENTRANCE HALL**

Leading to:

#### **LOUNGE-KITCHEN-DINING AREA**

26'1 max x 11'1 max (7.95m max x 3.38m max )

Double glazed bay window to front aspect, two radiators, modern kitchen fitted with a range of eye and base level cupboards and drawers, worksurfaces, double electric oven, five ring gas hob, space and plumbing for washing machine, space for fridge freezer, space for dining table and chairs, double glazed window to rear aspect overlooking the courtyard garden.

#### **BEDROOM**

9'1 x 8'1 (2.77m x 2.46m)

Double glazed window to rear aspect overlooking the garden, radiator, LED lighting.

#### **SEPARATE WC**

3' x 3' (0.91m x 0.91m)

Low level wc, vanity unit with wash hand basin, small double glazed window.

#### **LOWER FLOOR HALL**

Leading to:

#### **BEDROOM**

11'1 x 9' (3.38m x 2.74m)

Radiator, double glazed window to rear aspect.

#### **BATHROOM**

8' max x 5' max (2.44m max x 1.52m max )

Panelled bath with mixer tap and shower over, wc, wash hand basin with vanity unit, heated towel rail, part tiled walls.

#### **DRESSING ROOM**

9' x 8'1 (2.74m x 2.46m)

Radiator, LED lighting, opening to:

#### **BEDROOM**

10' x 8'1 (3.05m x 2.46m)

Radiator, double glazed window and double glazed door providing access to:

#### **COURTYARD**

Tiered and paved.

#### **TENURE**

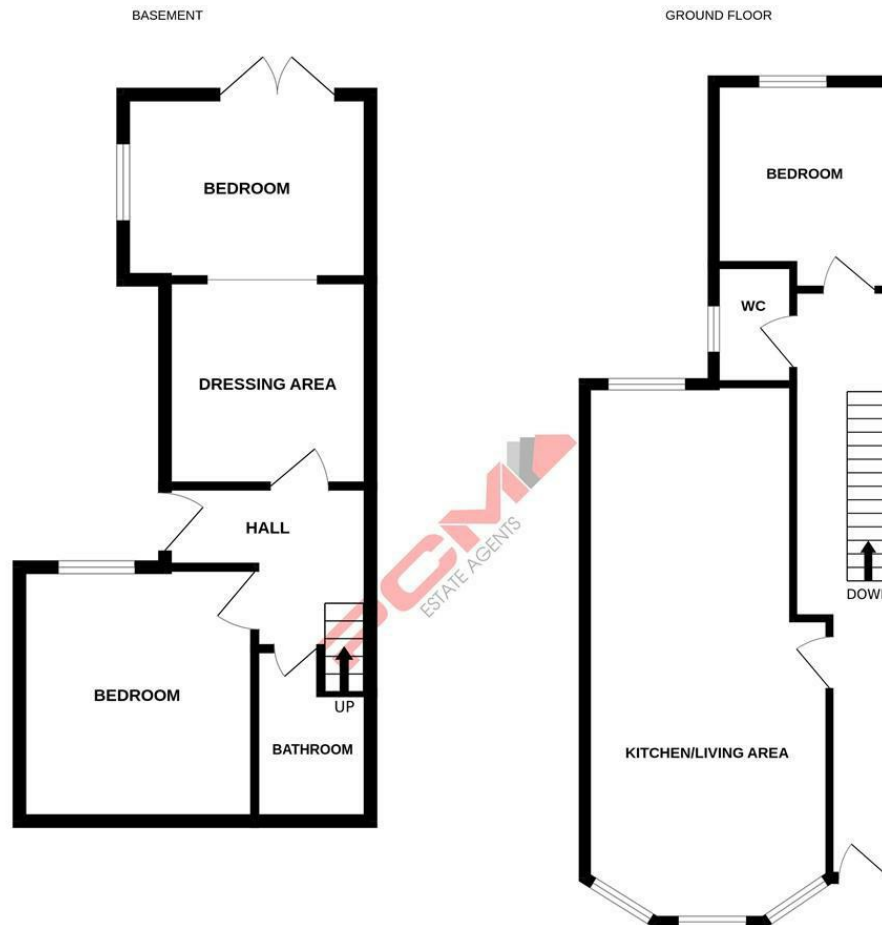
We have been advised of the following by the vendor:

Lease: Approximately 122 years remaining.

Service Charge: TBC

Ground Rent: TBC





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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