



17 St Marys Court, Terrace Road, St. Leonards-On-Sea, TN37 6QL

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

Price £99,950

PCM Estate Agents are delighted to present to the market an opportunity to acquire this TWO BEDROOM MANAGED APARTMENT located on the THIRD FLOOR of this PURPOSE BUILT BUILDING with FANTASTIC VIEWS over Warrior Square and out to sea. Offered to the market CHAIN FREE.

Accommodation comprises a spacious L shaped entrance hall with AMPLE STORAGE space, OPEN PLAN LOUNGE-DINING ROOM with those LOVELY VIEWS, kitchen, MASTER BEDROOM with EN SUITE WC, a SECOND BEDROOM that is currently used as a dressing room with fixed wardrobes and a SHOWER ROOM.

Please call the owners agents now to book your viewing.

COMMUNAL DOOR

Leading to communal entrance hall, stairs and lift rising to the first floor, private front door to:

L SHAPED ENTRANCE HALL

Electric storage radiator, ample storage space, double opening doors to:

LOUNGE-DINING ROOM

19'3 max x 15'6 max (5.87m max x 4.72m max)

Coving to ceiling, electric storage radiator, television point, combination of wall and ceiling lighting, double glazed windows to rear aspect overlooking the garden and out to sea, open plan to:

KITCHEN

8'7 x 7'2 (2.62m x 2.18m)

Electric hob, waist level oven and separate grill, fitted cooker hood, extractor fan, part tiled walls, one and ½ bowl drainer-sink unit with mixer tap, range of eye and base level cupboards and drawers, worksurfaces, space for tall fridge freezer, space and plumbing for washing machine.

MASTER BEDROOM

11'8 x 9'2 (3.56m x 2.79m)

Measurement excludes door recess. Coving to ceiling, wall mounted electric panel radiator, lifeline pull cord, double glazed window to front aspect, door to:

EN SUITE WC

Corner low level wc, bidet, vanity enclosed wash hand basin, tiled walls, extractor fan for ventilation, lifeline pull cord.

BEDROOM TWO

12'5 x 8'7 (3.78m x 2.62m)

Currently used as a dressing room and fitted with a range of wardrobes, wall mounted electric panel radiator, coving to ceiling, fitted wardrobes, double glazed window to front aspect.

SHOWER ROOM

Corner low level wc, walk in shower unit with electric shower, vanity enclosed wash hand basin with mixer tap, tiled walls, tiled flooring, lifeline pull cord, extractor fan for ventilation.

TENURE

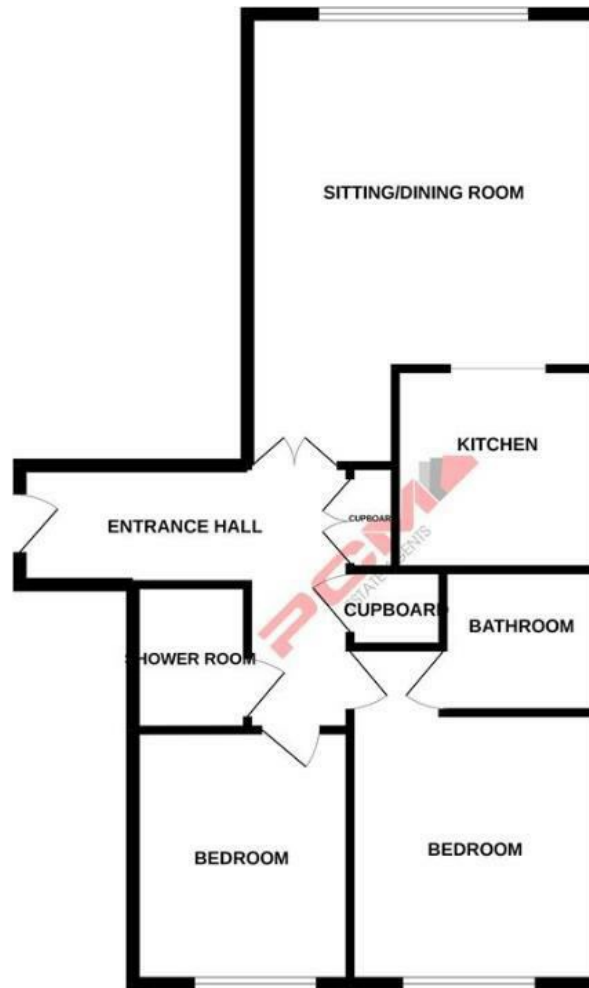
We have been advised of the following by the vendor;

Lease: 99 years from 29th September 1988, approximately 62 years.

Service Charge: The last 6 month bill was £1660.39

Ground Rent: TBC





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.

