



**Flat 2, 28, Upper Park Road, St Leonards-on-sea, TN37 6SL**

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

**Offers In Excess Of £165,000**



PCM Estate Agents welcome to the market this TWO BEDROOMED APARTMENT with a SHARE OF FREEHOLD occupying the FIRST FLOOR of this ATTRACTIVE PERIOD BUILDING, offered to the market CHAIN FREE. Located on a highly sought-after road opposite the picturesque Alexandra Park, within easy reach of Hastings town centre and Bohemia Road with its range of shops, bars and eateries.

The spacious accommodation comprises an entrance hallway, lounge, SEPARATE KITCHEN, TWO BEDROOMS and a bathroom. The property could benefit from some modernisation but is however considered an EXCELLENT OPPORTUNITY for those looking for a SPACIOUS APARTMENT TO IMPROVE.

Located nestled in between Bohemia Road and Alexandra Park, please call PCM Estate Agents now to arrange your immediate viewing to avoid disappointment.

#### **COMMUNAL ENTRANCE**

Stairs rising to the first floor, private front door to:

#### **ENTRANCE HALL**

Split level with wall mounted telephone entry point, wall mounted thermostat control, airing cupboard, radiator.

#### **LOUNGE**

13'10 x 11'4 (4.22m x 3.45m)

Two double glazed windows to front aspect facing Alexandra Park, feature fire surround, radiator, picture rail.

#### **KITCHEN**

9'9 x 6'8 (2.97m x 2.03m)

Comprising a range of eye and base level units with worksurfaces over, four ring gas hob with extractor above and oven below, stainless steel inset sink with mixer tap, radiator, double glazed window to front aspect.

#### **BEDROOM ONE**

13'9 x 11'1 (4.19m x 3.38m)

A range of fitted wardrobes and drawers, radiator, double glazed window to rear aspect.

#### **BEDROOM TWO**

10'4 x 6'11 (3.15m x 2.11m)

Double glazed window to side aspect, radiator.

#### **BATHROOM**

Panelled bath with mixer tap and shower attachment, wc, wash hand basin, part tiled walls, radiator, double glazed obscured window to side aspect, loft hatch providing access to an area of loft space.

#### **TENURE**

We have been advised by the vendor of the following:

Share of Freehold - 1/3 share transferable on the sale of the property.

Lease: 100 Years approximately remaining.

Maintenance - 1/3 share paid quarterly.

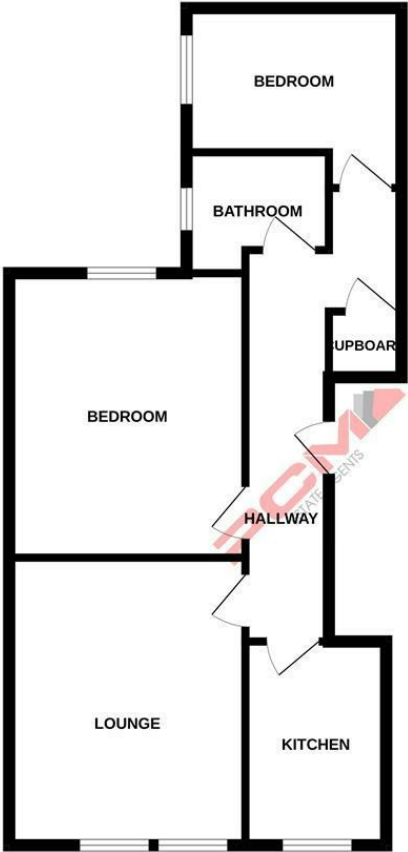
Pets: Allowed with written consent Lessor.

Letting: Allowed

Air BnB: Not covered by lease.



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 appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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