



ESTATE AGENTS

Second Floor Flat 44, Magdalen Road, St. Leonards-On-Sea, TN37 6EU

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Offers In Excess Of £135,000

PCM Estate Agents are delighted to welcome to the market this ONE BEDROOM SECOND FLOOR APARTMENT, enviably positioned on a highly sought-after road in St Leonards-on-Sea, offered to the market CHAIN FREE.

Enjoying far-reaching SEA VIEWS, this charming apartment presents an exciting opportunity for purchasers to create a stunning coastal home to their own taste and style. The accommodation comprises a spacious 16ft LOUNGE, KITCHEN-DINER, DOUBLE BEDROOM, and a BATHROOM, offering well-proportioned and light-filled living space throughout.

The property benefits from a long lease with approximately 148 years remaining, providing peace of mind and longevity for the future homeowner.

Perfectly positioned within easy reach of the vibrant array of independent shops, cafés, restaurants, and bars found in central St Leonards, the property is also within walking distance of the seafront, promenade, and Warrior Square mainline railway station, offering convenient connections to London and beyond.

Properties in this desirable location are rarely available — early viewing is highly recommended to avoid disappointment.

COMMUNAL FRONT DOOR

Leading to communal entrance hall with stairs rising to the second floor, wooden door leading to:

HALL

5' x 2' (1.52m x 0.61m)

Entryphone system, fire alarm, high skirting boards, leading to:

LOUNGE

16'8 max x 11'10 max (5.08m max x 3.61m max)

High skirting boards, coving surround, cupboard housing the water tank, telephone point, electric radiator, double glazed window to front aspect with great sea views.

KITCHEN-DINER

16'2 x 6'1 (4.93m x 1.85m)

Fitted with a range of eye and base level cupboards, electric oven with four ring electric hob, space for fridge freezer, space and plumbing for washing machine, part carpet and part vinyl, coving surround, part tiled splashback, consumer unit for electrics, separate storage cupboard, double glazed window to front aspect with sea views.

BEDROOM

10'8 x 9'1 (3.25m x 2.77m)

High skirting, coving surround, built in wardrobe, electric heater, double glazed window to rear aspect enjoying a green outlook and views to the sea.

BATHROOM

Bath with shower over, wc, wash hand basin with storage unit above, extractor fan, coving surround.

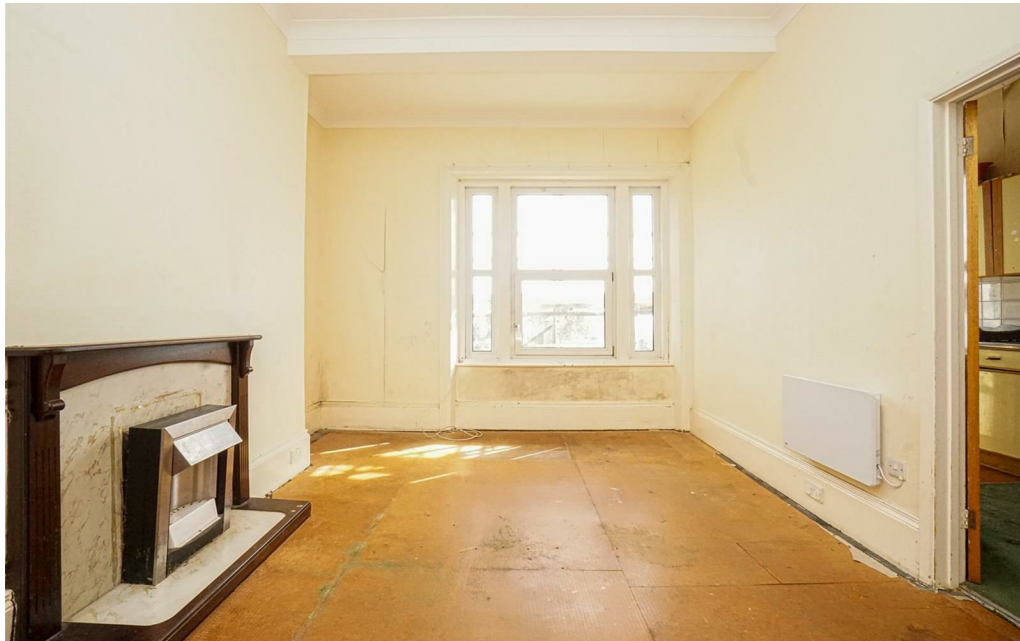
TENURE

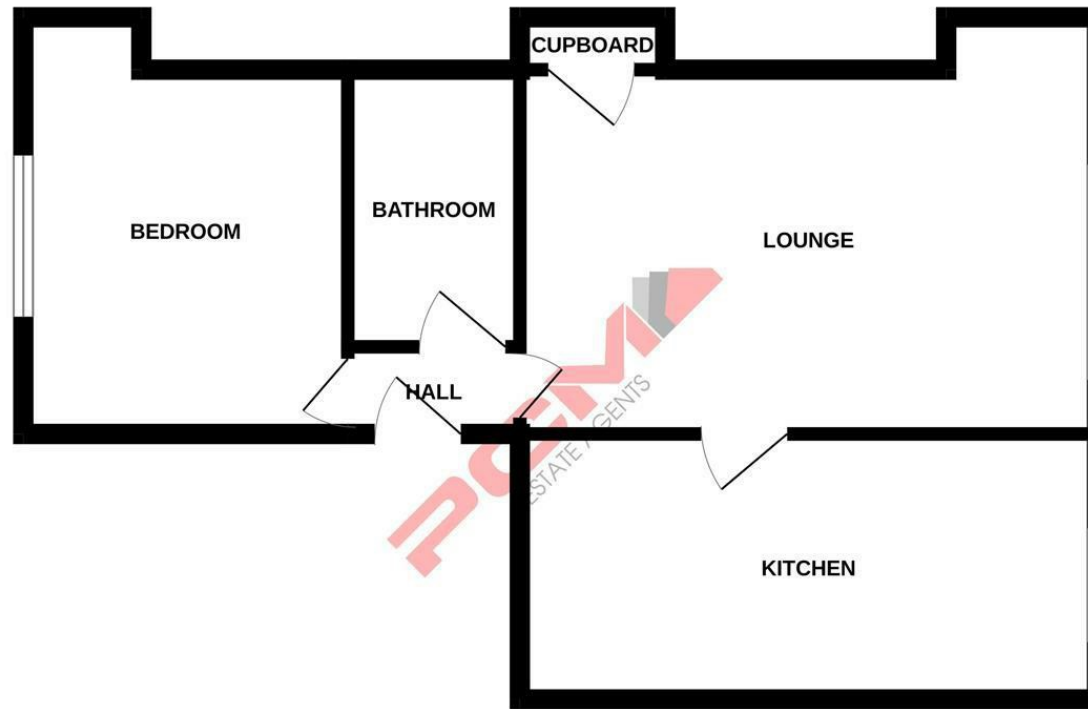
We have been advised of the following by the vendor:

Lease:- 189 Years from 1/7/1984 - 148 years remaining

Service Charge: £1900 per annum.

Ground Rent: £250 per annum.





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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