



ESTATE AGENTS

Flat 3, Kings Wood Gate, St. Leonards-On-Sea, TN37 7FB

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Tel: 01424 839111

Price £200,000

A RARE OPPORTUNITY has arisen to acquire this BEAUTIFULLY PRESENTED TWO DOUBLE BEDROOM FIRST FLOOR APARTMENT with ALLOCATED PARKING. Located within a quiet cul-de-sac off of Old Roar Road in St Leonards.

The property enjoys SPACIOUS ACCOMMODATION throughout comprising an entrance hallway, 16ft LOUNGE, a MODERN KITCHEN, TWO DOUBLE BEDROOMS and a MODERN BATHROOM. Externally the property also benefits from a PRIVATE ALLOCATED PARKING SPACE. The property is considered IDEAL FOR FIRST TIME BUYERS.

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 HALLWAY

Spacious with large built in storage cupboard having heater, wall mounted telephone entry point, radiator, wall mounted thermostat control.

LOUNGE

16'8 x 11'3 (5.08m x 3.43m)

Three double glazed windows to front aspect, radiator.

KITCHEN

11'6 x 9'2 (3.51m x 2.79m)

Modern and comprising a range of eye and base level units with worksurfaces over, four ring gas hob with extractor above and oven below, integrated fridge freezer, integrated dishwasher, space and plumbing for washing machine, stainless steel inset sink with flexi mixer tap, double glazed window to front aspect.

BEDROOM

12'9 x 10'5 (3.89m x 3.18m)

Built in storage cupboard, double glazed window to rear aspect, radiator.

BEDROOM

13'1 x 10'4 (3.99m x 3.15m)

Two double glazed windows to rear aspect, radiator.

BATHROOM

7'1 x 5'10 (2.16m x 1.78m)

Modern suite comprising a panelled bath with mixer tap and shower attachment, shower screen, wash hand basin with tiled splashback, dual flush wc, radiator, part tiled walls, double glazed obscured window to side aspect, extractor fan.

PARKING

The property benefits from a private allocated space for one vehicle.

TENURE

We have been advised of the following by the vendor:

Lease: Approximately 115 years remaining

Service Charge: Approximately £2100 per annum.

Ground Rent: Approximately £150 per annum.

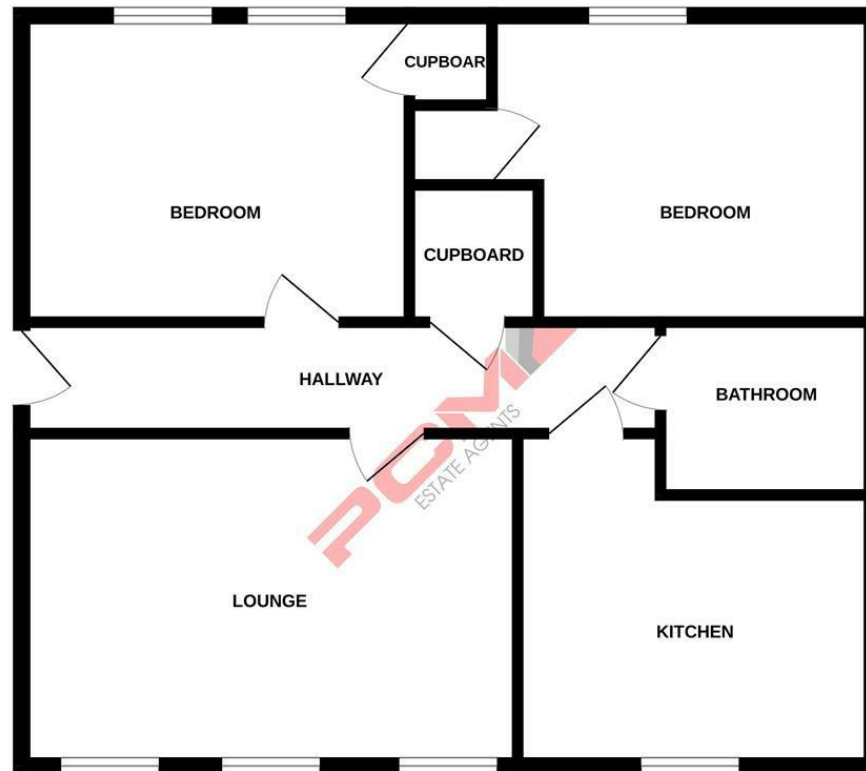
Management Fee: Approximately £240 per annum.

Pets: Not Allowed.

Air BnB: Not Allowed.

Letting: Not Allowed.





TOTAL FLOOR AREA: 724 sq.ft. (67.3 sq.m.) approx.
 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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