



ESTATE AGENTS

**20 Lilac Court, Arbourvale, St. Leonards-On-Sea, TN38
0FN**

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Tel: 01424 839111

Price £182,500

PCM Estate Agents are delighted to present to the market an opportunity to secure this well-presented TWO BEDROOM, TWO BATHROOM, SECOND FLOOR FLAT within this MODERN PURPOSE BUILT BLOCK in a highly sought-after location.

The property is a well-presented and benefits from modern comforts including gas central heating and double glazing. Accommodation comprises an entrance hall, OPEN PLAN LOUNGE-KITCHEN with INTEGRATED APPLIANCES such as dishwasher and fridge freezer, MASTER BEDROOM with EN-SUITE SHOWER ROOM, further BEDROOM and a bathroom. Externally, the property benefits from an ALLOCATED PARKING SPACE.

Situated within easy reach of local schools and bus routes to Hastings town centre with its comprehensive range of shopping, sporting, recreational facilities, mainline railway station, seafront and promenade.

Please call now to book your viewing and avoid disappointment.

COMMUNAL ENTRANCE HALL

Entry phone system, stairs rising to the second floor, private front door leading to:

ENTRANCE HALL

Two large storage cupboards, one of which housing the Mega Flow hot water tank with shelving above and the other housing the consumer unit and providing an ideal place for storing coats and shoes, radiator, entry phone system, door to:

LOUNGE-DINER

15'3 x 12'6 (4.65m x 3.81m)

Television point, radiator, double glazed patio doors providing access to a Juliette balcony, opening to:

KITCHEN

10'7 x 6'2 (3.23m x 1.88m)

Range of eye and base level units, integrated fridge freezer, space and plumbing for washing machine, integrated dishwasher, cupboard housing boiler, inset sink with mixer tap, four ring gas hob with extractor above and electric double oven below, double glazed window to side aspect.

BEDROOM ONE

11'8 x 8'8 (3.56m x 2.64m)

Fitted storage cupboard, radiator, double glazed window to front aspect, door to:

EN SUITE

Shower cubicle, low level wc, wash hand basin with mixer tap, shaving point, radiator, extractor fan.

BEDROOM TWO

11'7 x 7'5 (3.53m x 2.26m)

Radiator, double glazed window to front aspect.

BATHROOM

Panelled bath with mixer tap and shower attachment, dual flush wc, inset sink with mixer tap, extractor fan, shaving point, radiator.

PARKING

The property benefits from an allocated parking space for one vehicle.

TENURE

We have been advised of the following by the vendor:

Lease: 99 years from 2012, approximately 86 years remaining.

Service Charge: Between £1000 and £1700 per annum.

Ground Rent: Approximately £100.70 per annum.

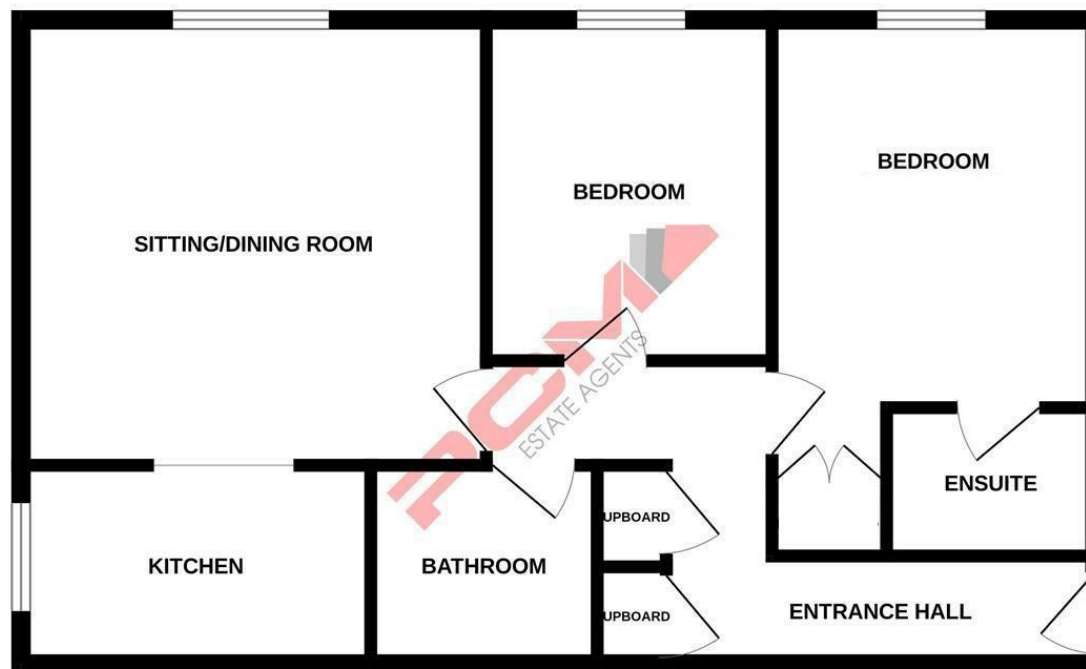
Letting: Allowed

Air BnB: Unsure

Pets: Allowed

Council Tax Band: B





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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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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	