



****GUIDE PRICE- £170,000 to £180,000****

PCM Estate Agents are delighted to present to the market an opportunity to acquire this CHAIN FREE PURPOSE BUILT TWO BEDROOM APARTMENT conveniently positioned in this favourable region of St Leonards, just a short stroll from a vast range of amenities including artisan shops, eateries, St Leonards seafront and promenade, Warrior Square railway station and Gensing Gardens. We are advised that the property is being sold with a SHARE OF FREEHOLD and a LENGTHY LEASE of approximately 950 YEARS. The property also affords secure ALLOCATED PARKING.

Positioned on the FIRST FLOOR of this building with stair and LIFT ACCESS. The apartment has modern comforts including gas fired central heating and double glazing. Offering well-proportioned and well-appointed accommodation comprising an entrance hall with two large storage cupboards, LOUNGE-DINER, MODERN KITCHEN, TWO DOUBLE BEDROOMS and a MODERN SHOWER ROOM.

Viewing comes highly recommended, please call the owners agents now to book your viewing.

COMMUNAL FRONT DOOR

Leading to communal entrance hall, stair and lift access to the first floor, private front door to:

ENTRANCE HALL

Ample storage space with two cupboards one housing the consumer unit for the electrics and hanging rail, the other having shelving, coving to ceiling, wall mounted entry phone system, radiator.

LOUNGE-DINING ROOM

17'6 into bay x 16'7 max (5.33m into bay x 5.05m max)

Coving to ceiling, two double radiators, television point, double glazed bay window to front aspect, door to:

KITCHEN

12'4 x 7' (3.76m x 2.13m)

Built with a matching range of eye and base level cupboards and drawers, worksurfaces and tiled splashbacks, four ring gas hob, waist level oven and

separate grill, inset drainer-sink unit with mixer tap, space and plumbing for slimline dishwasher, space and plumbing for washing machine, built in cupboard.

MASTER BEDROOM

17' max x 9'4 (5.18m max x 2.84m)

Double radiator, built in wardrobes, double glazed window to front aspect.

BEDROOM

10'7 x 10' (3.23m x 3.05m)

Radiator, cupboard housing wall mounted boiler and offering additional storage space, double glazed window to front aspect.

SHOWER ROOM

Large walk in shower enclosure with Mira electric shower, dual flush low level wc, pedestal wash hand basin with mixer tap, tiled walls, tiled flooring, radiator, extractor fan for ventilation.

ALLOCATED PARKING SPACE

Secure allocated space beneath the building with up and over door, providing under cover access to the lifts.

TENURE

We have been advised of the following by the vendor:

Share of Freehold - transferrable with the sale.

Lease: Approximately 950 years remaining.

Service Charge: £1752 per annum (Reviewed annually)

Ground Rent: Peppercorn.

Pets: Allowed as long as they cause no nuisance.

Letting: 6-month lets are permitted with the approval of the Board

Air BnB: Not Allowed

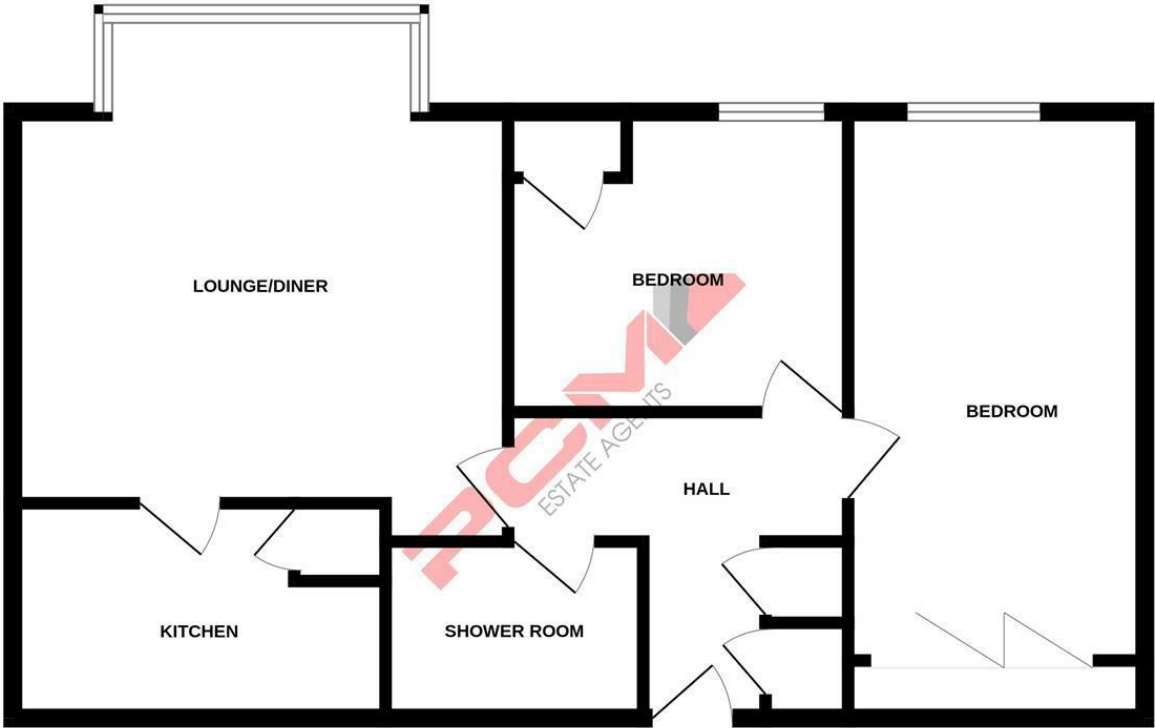
COMMUNAL FACILITIES

- Gardens
- Patio on 3rd floor
- Pay per use tumble dryer
- Car washing bay
- Visitors parking

Council Tax Band: B



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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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	