



47, Lovat Mead, St. Leonards-On-Sea, TN38 8EH

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Price £165,000

PCM Estate Agents are delighted to present to the market an opportunity to secure this extremely well-presented TWO DOUBLE BEDROOM GROUND FLOOR APARTMENT, situated in the highly sought-after region of St Leonards, within walking distance to St Leonards seafront, whilst being within easy reach of the mainline railway station and bus routes.

The property has been recently refurbished throughout including a 16ft NEWLY FITTED KITCHEN with GRANITE WORKTOPS and open plan living area, TWO DOUBLE BEDROOMS and a NEWLY FITTED SHOWER ROOM with walk-in shower having waterfall shower head above. The property also has the benefit of an ALLOCATED PARKING SPACE, situated within close proximity to the communal front door and easy level access to the flat.

There is also ample storage space within the entrance hall, a built in wardrobe to the second bedroom, modern benefits including double glazing, gas fired central heating and extra large doorframes providing the appropriate width for wheelchair users and disability access. Viewing comes highly recommended, please call the owners agents now to avoid disappointment.

COMMUNAL FRONT DOOR

With entry fob system leading to communal entrance hall, private front door to:

ENTRANCE HALLWAY

Entry phone, electric consumer unit, radiator, separate storage alcove and storage cupboard providing an ideal place for coats and shoes with shelving above.

LOUNGE-KITCHEN

16'3 x 14'8 (4.95m x 4.47m)

Range of eye and base level units, LED strip lighting, four ring gas hob with slide and hide oven below and extractor above, integrated washing machine and fridge freezer, inset ceiling spotlights, space and plumbing for slimline dishwasher, inset sink with mixer tap, combi boiler, extractor fan, double glazed window to front aspect. Television and WIFI point, radiator, double glazed window to front aspect.

BEDROOM

11'6 x 10'5 (3.51m x 3.18m)

Space for large double wardrobe, radiator, double glazed window to rear aspect.

BEDROOM

10'8 max x 8'6 (3.25m max x 2.59m)

Built in wardrobe with hanging rail, radiator, double glazed window to rear aspect.

SHOWER ROOM

Newly fitted three piece suite comprising a large walk in shower with rainfall style shower head, inset sink with mixer tap and storage beneath, low level dual flush wc, chrome style heated towel rail and extractor fan.

TENURE

We have been advised of the following by the vendor:

Lease: 125 years from 2007, approximately 107 years remaining.

Service Charge: £1,656 per annum

Ground Rent: £150 per annum.

50% Rent: £291.53 per calendar month



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.

