



**12, Rectory Close, St. Leonards-on-sea, TN38 0TW**

Web: [www.pcmestateagents.co.uk](http://www.pcmestateagents.co.uk)  
Tel: 01424 839111

**Offers In Excess Of £210,000**



PCM Estate Agents are delighted to present to the market an opportunity to secure this GROUND FLOOR PURPOSE BUILT THREE BEDROOMED FLAT occupying a sought-after position within St Leonards.

Inside the property benefits from having gas fired central heating, double glazing and well-proportioned accommodation comprising entrance hall, LOUNGE-DINING ROOM, kitchen, THREE BEDROOMS, bathroom and a SEPARATE WC. The property also has a GARAGE in a block located within easy reach of the flat.

Located in a quiet cul-de-sac within easy reach of amenities including bus routes providing access to Hastings town centre with its comprehensive range of shopping, sporting, recreational facilities, mainline railway station, seafront and promenade.

Please call the owners agents now to book your immediate viewing to avoid disappointment.

#### **COMMUNAL FRONT DOOR**

Leading to;

#### **COMMUNAL ENTRANCE HALL**

Located on the ground floor, private front door to;

#### **ENTRANCE HALL**

Radiator, parquet flooring, coving to ceiling, wall mounted entry phone system, telephone point, door to;

#### **LOUNGE-DINING ROOM**

15'5" x 11'0" (4.70 x 3.35)

Coving to ceiling, parquet flooring, radiator, television point, triple glazed window to rear aspect.

#### **KITCHEN**

10'9" x 9'21" (3.28 x 3.28)

Fitted with a range of eye and base level cupboards and drawers with work surfaces over, wall mounted cupboard concealed boiler, four ring gas hob with oven below and extractor over, space for tall fridge freezer, space and plumbing for washing machine, inset drainer/sink unit with mixer tap, part tiled walls, tiled flooring, replacement double glazed window to front aspect.

#### **BEDROOM ONE**

15'5" x 10'0" (4.70 x 3.05)

Coving to ceiling, picture rail, radiator, triple glazed window to rear aspect.

#### **BEDROOM TWO**

12'0" x 7'5" (3.66 x 2.26)

Radiator, coving to ceiling, triple glazed window to rear aspect.

#### **BEDROOM THREE**

9'5" x 5'9" (2.87 x 1.75)

Radiator, coving to ceiling, replacement double glazed windows to front aspect.

#### **BATHROOM**

Panelled bath with mixer tap and shower attachment, glass shower screen, vanity enclosed wash hand basin with storage, chrome ladder style heated towel rail, tiled walls, vinyl flooring, replacement double glazed window to front aspect.

#### **SEPARATE WC**

Dual flush low level wc, wash hand basin, part tiled walls, tiled flooring, double glazed window to front aspect.

#### **GARAGE**

Located within a compound and close by to the building, with up and over door.

#### **TENURE**

We have been advised of the following by the vendor;

1/18 Share of Freehold

Lease: 194 years

Service Charge: £960 per annum

Letting: Allowed

Air BnB: Unknown

Pets: Not Allowed

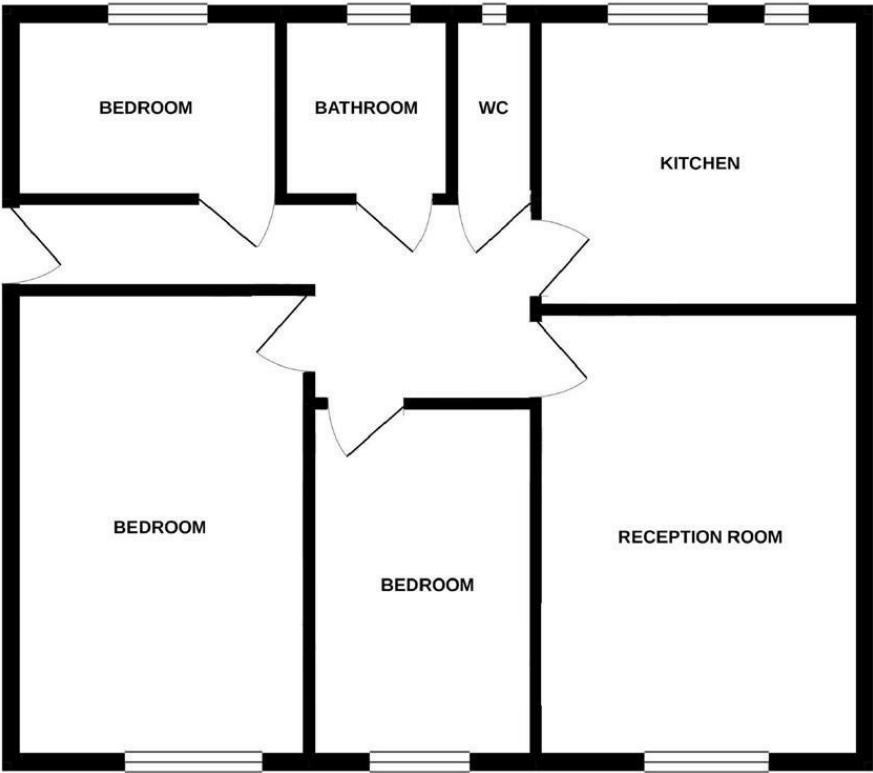
#### **PARKING**

Not allocated - on a first come first served basis.

Council Tax Band: A



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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.

