



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

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Offers In Excess Of £185,000

PCM Estate Agents are delighted to offer to market an opportunity to secure this very well-presented TWO BEDROOMED SECOND FLOOR APARTMENT ideally positioned in a popular St Leonards area within close proximity to local schooling.

Situated on the SECOND FLOOR of this PURPOSE BUILT BUILDING and benefitting from well-presented living space including an OPEN PLAN LOUNGE- KITCHEN having a JULIETTE BALCONY, two good sized bedroom's, one having two built in wardrobes and an EN SUITE SHOWER ROOM, separate family bathroom and OFF ROAD PARKING,

The property benefits from a LONG LEASE. The property is considered an ideal first purchase or buy to let investment. Please call the owners agents now to book your immediate viewing to avoid disappointment.

COMMUNAL ENTRANCE

Stairs rising to second floor accommodation, private front door into;

ENTRANCE HALLWAY

Airing cupboard and additional storage cupboard housing electric meter and wall mounted thermostat, radiator, telephone entry system, door to;

LOUNGE

14'2" x 13'6" (4.32m x 4.11m)

Double glazed doors with Juliette balcony to front aspect, telephone point, two radiators, open plan to;

KITCHEN

6'0" x 10'8" (1.83m x 3.25m)

Double glazed window to side aspect, fitted with a range of eye and base level units with work surfaces over, four ring electric hob with extractor fan over and oven below, integrated fridge freezer, space and plumbing for washing machine, stainless steel inset sink with mixer tap, wall mounted boiler.

MASTER BEDROOM

13'11" max x 9'11" (4.24m max x 3.02m)

Double glazed window to front aspect, built in wardrobe with mirrored sliding doors offering plenty of storage, additional storage cupboards, radiator, telephone point, door to;

EN SUITE SHOWER ROOM

Enclosed shower with shower screen, low level dual flush wc, wash hand basin, part tiled walls, radiator, extractor fan, shaver point.

BEDROOM TWO

9'11" x 8'10" (3.02m x 2.69m)

Double glazed window to front aspect, radiator.

BATHROOM

Panelled bath with mixer tap and shower attachment, fitted shower screen, low level dual flush wc, wash hand basin, part tiled walls, radiator, towel rail, extractor fan, shaver point.

TENURE

We have been advised by the owner of the following;

Lease: 980 years approximately

Ground Rent: £150 per annum approximately

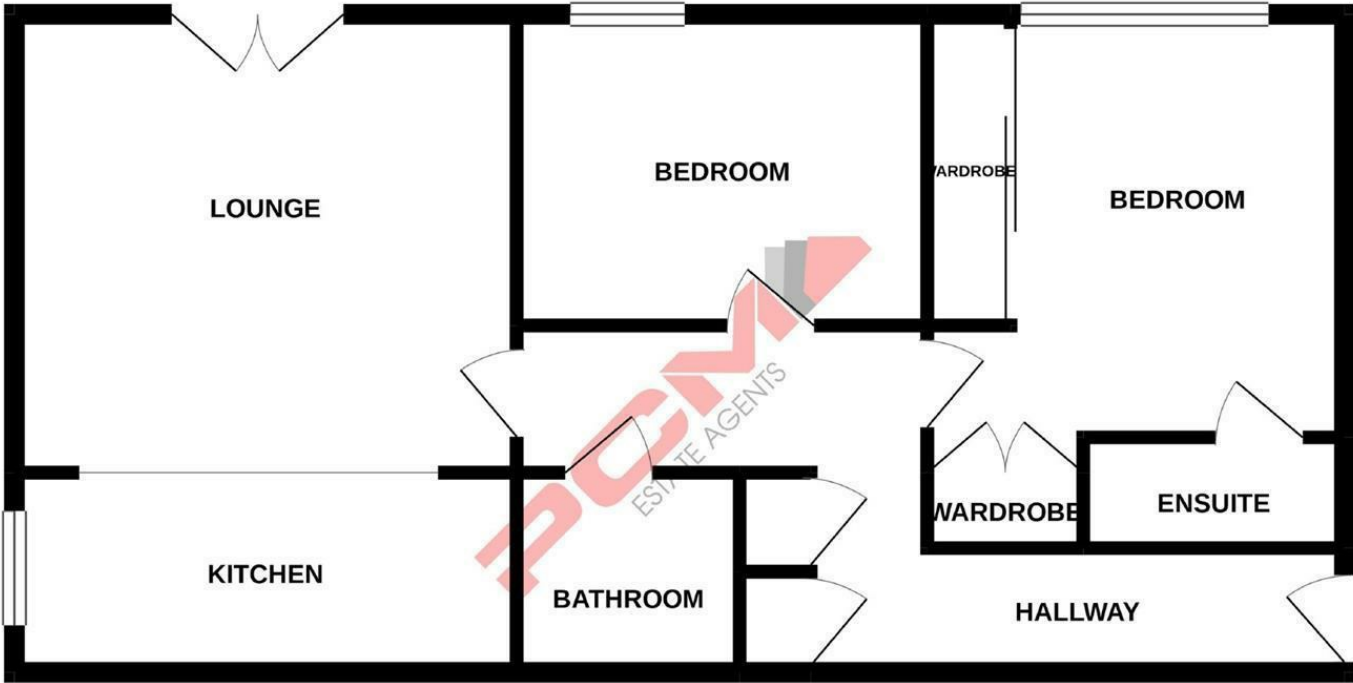
Maintenance: £1600 per annum approximately

OUTSIDE

Allocated parking space and a communal storage cupboard to the exterior.




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	83	83
(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	