



**7 St Marys Court, Terrace Road, St. Leonards-On-Sea, TN37 6QL**

Web: [www.pcmestateagents.co.uk](http://www.pcmestateagents.co.uk)  
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**Price £140,000**

PCM Estate Agents are delighted to present to the market an opportunity to acquire this TWO BEDROOM MANAGED APARTMENT located on the FIRST FLOOR of this PURPOSE BUILT BUILDING with FANTASTIC VIEWS over Warrior Square and out to sea.

Accommodation comprises a spacious L shaped entrance hall with AMPLE STORAGE space, OPEN PLAN LOUNGE-DINING ROOM with those LOVELY VIEWS, kitchen, MASTER BEDROOM with EN SUITE, a SECOND BEDROOM and a SHOWER ROOM.

Please call the owners agents now to book your viewing.

### **COMMUNAL FRONT DOOR**

Leading to:

### **COMMUNAL ENTRANCE HALL**

Stairs and lift leading to the first floor, private front door to:

### **ENTRANCE HALL**

L shaped with ample storage space, large airing cupboard housing immersion heater, large double cupboard offering a partial place for hanging coats and storing shoes, lifeline pull cord, electric storage radiator, lovely views through the lounge and beyond to the sea, double opening wooden doors to:

### **LOUNGE-DINING ROOM**

19'2 max narrowing to 15'2 x 15'3 max (5.84m max narrowing to 4.62m x 4.65m max )

Television point, wall mounted electric storage radiator, double glazed window to front aspect allowing for lovely views over rose gardens and Warrior Gardens beyond with some lovely sea views, lifeline pull cord, opening to:

### **KITCHEN**

8'8 max x 8'8 max (2.64m max x 2.64m max )

Modern and built with a matching range of eye and base level cupboards and drawers with worksurfaces over, electric hob with oven below and extractor over, integrated tall fridge freezer, integrated microwave, integrated dishwasher, space and plumbing for washing machine (washing machine will be incorporated within the sale), dual flush low level wc with mixer tap, part tiled walls and lifeline pull cord.

### **BEDROOM**

12'4 x 9'3 (3.76m x 2.82m)

Measurement excludes door recess. Lifeline pull cord, built in wardrobe, wall mounted electric radiator, double glazed window to front aspect, door to:

### **EN SUITE**

Panelled bath with mixer tap and shower attachment, dual flush low level wc, pedestal wash hand basin, part tiled walls, lifeline pull cord, extractor fan for ventilation.

### **BEDROOM**

12'5 x 8'7 (3.78m x 2.62m)

Coving to ceiling, wall mounted electric radiator, lifeline pull cord, double glazed window to front aspect.

### **SHOWER ROOM**

Large walk in shower unit with electric shower, low level wc, pedestal wash hand basin, ladder style heated towel rail, extractor for ventilation, lifeline pull cord, part tiled walls.

### **TENURE**

We have been advised of the following by the vendor:

Lease: Approximately 63 years remaining.

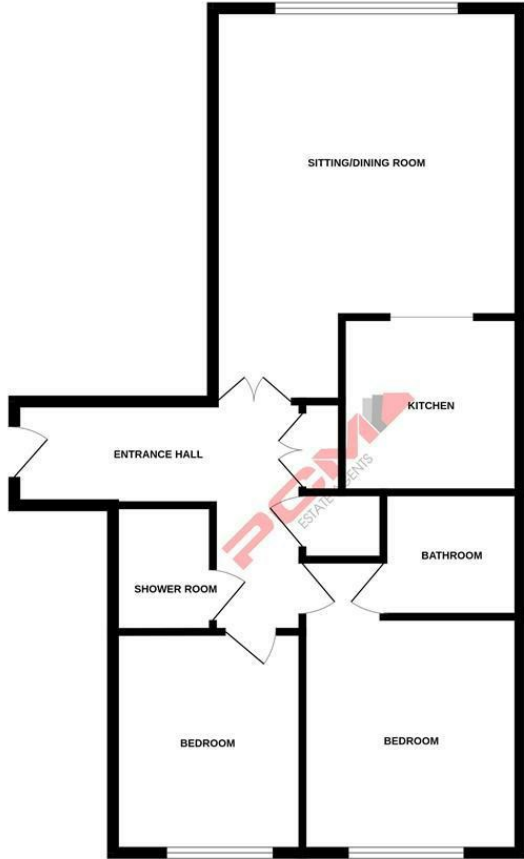
Service Charge: Approximately £3320 per annum, including Ground Rent.

Air BnB: Not Allowed

Pets: With consent from Freeholder.



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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