



ESTATE AGENTS

The Balmoral Suite, 6, Highlands Gardens, St. Leonards-On-Sea, TN38 0HT

Web: www.pcmestateagents.co.uk
Tel: 01424 839111

Price £300,000

PCM Estate Agents present to the market this RARE OPPORTUNITY to acquire this deceptively spacious TWO BEDROOM GROUND FLOOR APARTMENT, set within this ATTRACTIVE GRADE II LISTED BUILDING dating back to 1860 and originally designed by Decimus Burton. The property has MANY ORIGINAL PERIOD FEATURES and benefits from having an OFF ROAD PARKING SPACE.

Situated in the heart of BURTON ST LEONARDS, in a quiet location, within walking distance to St Leonards Gardens and the beach, whilst also being just a short distance to central St Leonards with its range of local restaurants, shops and mainline railway station having convenient links to London.

Accommodation is arranged with a BRIGHT LIVING ROOM, being an impressive size and offering plenty of space for living and dining, with plenty of storage, MODERN KITCHEN, TWO DOUBLE BEDROOMS and a bathroom with separate shower and bath.

Please call now to arrange an appointment and avoid missing out.

COMMUNAL ENTRANCE

To a grand communal hallway, two private storage cupboards, private wooden door leading to:

ENTRANCE LOBBY

6'5 x 5'3 (1.96m x 1.60m)

Carpeted, dado rail, decorative cornicing, high skirtings, radiator, entry phone system.

LOUNGE

17'8 max x 16'1 into bay (5.38m max x 4.90m into bay)

Carpeted, high ceilings, high skirting, dado rail, decorative cornicing, ceiling rose, double radiator, electric fire with decorative surround, large sash bay window with secondary glazing.

KITCHEN

13'8 max x 7'9 max (4.17m max x 2.36m max)

Tiled flooring, modern eye and base level cupboards, cupboards, integrated appliances including dishwasher, washing machine and fridge freezer, part tiled

walls, inset spotlights, decorative cornicing, dado rail, electric oven with four ring gas hob, radiator, under plinth heater, window to front aspect with shutters.

BEDROOM

13'5 x 12'6 plus turret (4.09m x 3.81m plus turret)

Carpeted, high skirting, dado rail, radiator, turret with sash window, ceiling rose, cornicing, large sash window with secondary glazing to front aspect.

BEDROOM

12'6 x 6'4 (3.81m x 1.93m)

Carpeted, dado rail, high skirtings, decorative cornicing, sash window with secondary glazing, loft access, radiator.

BATHROOM

12'3 x 6'5 (3.73m x 1.96m)

Tiled flooring, part tiled walls, decorative cornicing, dado rail, bath, separate shower, wc, vanity unit with wash hand basin, storage cupboard, extractor fan, radiator, internal window for natural light.

TENURE

We have been advised of the following by the vendor:

Lease: 999 years from 1996, approximately 970 years remaining

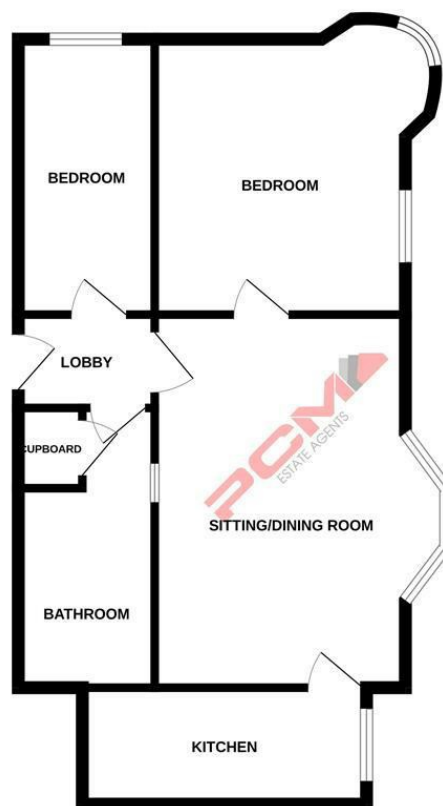
Service Charge: £3804 per annum.

Right to Manage.

Council Tax Band: A



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.

