



**13, Edinburgh Road, St. Leonards-On-Sea, TN38 8HH**

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

**Offers In Excess Of £190,000**



PCM Estate Agents are delighted to present to the market this CHAIN FREE FIRST FLOOR TWO BEDROOM PURPOSE BUILT FLAT with a PRIVATE AREA OF GARDEN having TWO OUTBUILDINGS and a WORKSHOP.

Accommodation comprises an entrance hall, 17ft LOUNGE-DINER, modern kitchen, TWO DOUBLE BEDROOMS and a modern bathroom. The property also has the benefit of an external UTILITY SHED, a PRIVATE REAR GARDEN with TWO OUTBUILDINGS and a WORKSHOP

Located on this sought-after road within West St Leonards, close to popular schooling establishments and local amenities. The property must be viewed to fully appreciate the space and accommodation on offer.

Please call now to arrange your immediate viewing and avoid disappointment.

### **EXTERNAL STEPS**

Leading to the first floor, private front door to:

### **ENTRANCE HALL**

Wood laminate flooring, loft hatch providing access to loft space, door to:

### **HALL**

Wood laminate flooring, coving to ceiling, radiator, built in storage, door to:

### **LOUNGE-DINER**

17'9 x 13'6 (5.41m x 4.11m)

Coving to ceiling, picture rail, down lights, radiator, double glazed window to front aspect.

### **KITCHEN**

9'6 x 8'4 (2.90m x 2.54m)

Built with a matching range of modern eye and base level cupboards and drawers with worksurfaces over, five ring gas hob with extractor over, waist level oven and separate grill, inset one & ½ bowl drainer-sink unit with mixer tap, tiled walls, tiled flooring, wall mounted boiler, space for under counter fridge, space and plumbing for dishwasher, double glazed windows to both side and rear elevations.

### **BEDROOM**

12'1 x 10'8 (3.68m x 3.25m)

Built in storage, radiator, wood laminate flooring, coving to ceiling, built in wardrobes with mirrored sliding doors, double glazed window to rear aspect.

### **BEDROOM**

12'4 x 9'9 (3.76m x 2.97m)

Wood laminate flooring, radiator, down lights, coving to ceiling, double glazed window to front aspect.

### **BATHROOM**

Tiled walls, tiled flooring, corner bath with mixer tap, shower over bath, dual flush low level wc, pedestal wash hand basin with mixer tap, ladder style heated towel rail, double glazed window to rear aspect.

### **UTILITY SHED**

10'3 x 7'8 (3.12m x 2.34m )

Located externally beneath the steps with power and light, sink unit, space and plumbing for washing machine, further appliance space, tiled walls and tiled flooring.

### **GARDEN**

Private section being mainly laid to lawn with a patio area, planted borders, mature plants and shrubs, fenced boundaries.

### **OUTBUILDING ONE**

9'8 x 4'3 (2.95m x 1.30m)

Fitted cupboards and worktops, power and light.

### **OUTBUILDING TWO**

9'7 x 7'8 (2.92m x 2.34m)

Power and light, double glazed French doors and window, currently offering guest accommodation.

### **WORKSHOP**

10'2 x 9' (3.10m x 2.74m)

Canopied area, double glazed window.

### **TENURE**

We have been advised of the following by the vendor:

Lease: Approximately 110 years remaining.

Service Charge: Approximately £540 per annum.

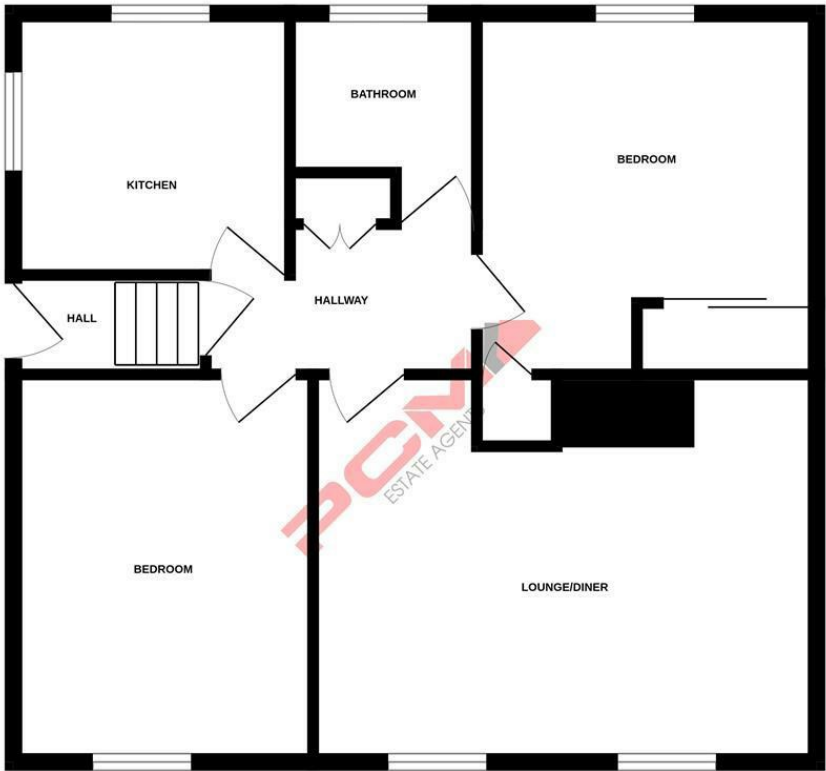
Ground Rent: Approximately £10 per annum.

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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	