



Flat 2, 133, Marina, St. Leonards-On-Sea, TN38 0BT

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

Price £225,000

Viablely positioned on St Leonards seafront with SEA VIEWS is this SPACIOUS HALL FLOOR TWO DOUBLE BEDROOM FLAT, ideally located by the beach and within a short stroll of West St Leonards train station and central St Leonards with a vast range of independent shops including artisan shops and eateries and Warrior Square train station.

Located in this prime location, this well proportioned accommodation comprises an entrance hall with ample storage space, IMPRESSIVE 20FT X 14FT RECEPTION ROOM with KITCHEN, high ceilings, TWO DOUBLE BEDROOMS and a bathroom.

Lovely seafront and SEA VIEWS can be enjoyed from the reception space and must be viewed to fully appreciate the convenient position and overall space on offer. Call the owners agents now to book your appointment to view.

A few external steps up to:

COMMUNAL FRONT DOOR

Opening to:

COMMUNAL ENTRANCE HALL

Flat 2 is located on the Hall Floor of this Victorian terraced building. Private front door opening to:

PRIVATE ENTRANCE HALL

Wall mounted thermostat control for gas fired central heating, wall mounted entryphone system, large storage cupbpard.

OPEN PLAN LOUNGE/DINING ROOM/KITCHEN

20' max x 14'9 (6.10m max x 4.50m)

Ceiling height 10'6. Coving, radiator, wood laminate flooring, kitchen area has space for electric cooker, space and plumbing for washing machine, space for tall fridge/freezer, wall mounted shelving, wood work surface, stainless steel sink with mixer tap, drawers and cupboard space below. Large deep double glazed bay window to front aspect framing the lovely views onto St Leonards seafront and the sea beyond.

BEDROOM ONE

16'9 x 9'8 (5.11m x 2.95m)

Located to the rear of the building with dual aspect double glazed windows to side and rear elevations, radiator, coved ceiling.

BEDROOM TWO

11'9 x 9'8 (3.58m x 2.95m)

Ceiling height 10'6. Ample built in storage, coved ceiling, radiator, double glazed window to rear aspect.

BATHROOM

Ceiling height 10'6. Panelled bath with mixer tap and shower attachment, ladder style heated towel rail, dual flush low level wc, pedestal wash hand basin with mixer tap, extractor fan.

TENURE

We have been advised by the vendor of the following -
There is a Share Of Freehold transferrable with the sale.
Lease - Approximately 80 years remaining
Maintenance - Approximately £1560 per annum.

Council Tax Band:





TOTAL FLOOR AREA - 700 sq.ft. (65.0 sq.m.) approx.

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 operation or efficiency can be given.
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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			
EU Directive 2002/91/EC		70	79
England & Wales			

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			
EU Directive 2002/91/EC			
England & Wales			