



ESTATE AGENTS

**First Floor Flat 27, West Hill Road, St. Leonards-On-Sea, TN38 0NA**

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

**Price £230,000**

PCM Estate Agents welcome to the market an opportunity to acquire this TWO BEDROOM FIRST FLOOR CONVERTED FLAT with LOVELY VIEWS as far reaching as Beachy Head, across St Leonards coastline. The property has a SHARE OF FREEHOLD, electric heating, a COSY WOOD BURNER and double glazed windows where stated.

Accommodation comprises an entrance hall with ample storage, BAY FRONTED LOUNGE-DINER with those LOVELY VIEWS and the COSY WOOD BURNER, open plan to the kitchen, TWO GOOD SIZED BEDROOMS both with electric storage radiators, and a bathroom.

Conveniently positioned within Burton St Leonards, just a short stroll from central St Leonards itself and within easy reach of West St Leonards railway station and Warrior Square railway station, as well as St Leonards Gardens and a vast range of amenities including the seafront and promenade.

Viewing comes highly recommended, please call the owners agents now o book your appointment.

#### **COMMUNAL FRONT DOOR**

Leading to communal entrance hall, stairs rising to the first floor, private front door to:

#### **ENTRANCE HALL**

High ceilings, ample storage, doors to:

#### **LOUNGE-DINER**

15' into bay x 15'8 (4.57m into bay x 4.78m)

Exposed brick fireplace with stone hearth and inset wood burning stove, double glazed bay window to rear aspect having lovely views across St Leonards coastline, to the sea and as far reaching as Beachy Head, archway through to:

#### **KITCHEN**

11'1 5'5 (3.38m 1.65m )

Well-equipped with a matching range of eye and base level cupboards and drawers with worksurfaces over, electric hob with oven below and cooker hood over, inset drainer-sink unit with mixer tap, space for tall fridge freezer, space and plumbing for washing machine, double glazed window to side aspect.

#### **BEDROOM**

15'5 x 12'6 (4.70m x 3.81m )

High ceiling, electric storage radiator, wooden framed single glazed window to front aspect.

#### **BEDROOM**

13'1 x 8'8 (3.99m x 2.64m)

Electric storage radiator, high ceiling with coving, double glazed window to rear aspect with lovely views over St Leonards coastline and to the sea.

#### **BATHROOM**

Panelled bath with mixer tap and shower attachment, low level wc, pedestal wash hand basin, part tiled walls, double glazed window with obscured glass to side elevation.

#### **TENURE**

We have been advised of the following by the vendor:

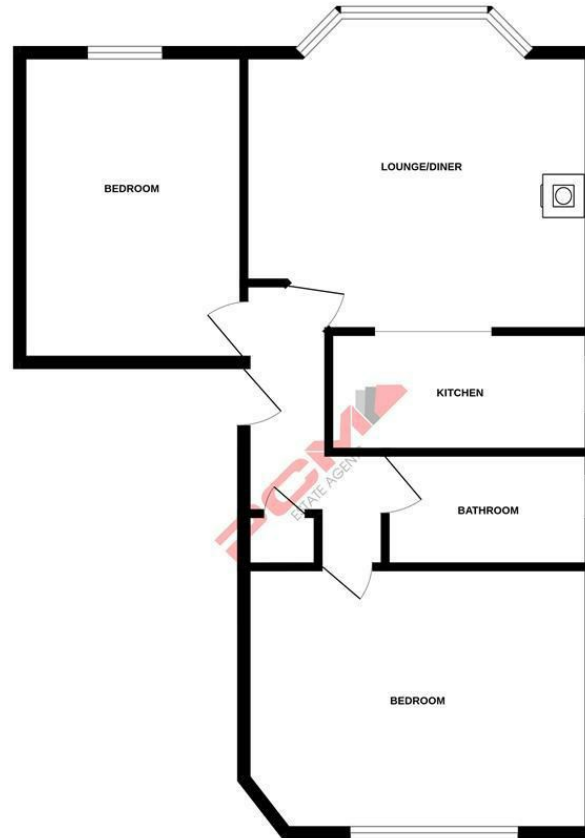
Share of Freehold - transferrable with the sale.

Lease: In the process of being extended to 999 years.

Service Charge: Approximately £1200 per annum.

Ground Rent: Approximately £50 per annum.





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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	