



**GFF 50, Chambers Road, St. Leonards-On-Sea, TN38  
9HY**

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

**Price £209,950**

PCM Estate Agents welcome to market this TWO DOUBLE BEDROOM APARTMENT with PRIVATE GARDEN, PRIVATE ENTRANCE and CONSERVATORY. Offered to the market with spacious accommodation throughout.

Accommodation comprises an entrance hallway, LOUNGE leading onto CONSERVATORY, separate kitchen, TWO DOUBLE BEDROOMS and a bathroom, To the rear of the property is a PRIVATE REAR GARDEN that is considered family friendly, with an area of decking ideal for seating and entertaining, plus an outside BRICK BUILT STORAGE SHED.

Located within this sought-after region of St Leonards within close proximity to local schooling. Please call now to book your immediate viewing to avoid disappointment.

#### **PRIVATE FRONT DOOR**

Leading to;

#### **ENTRANCE HALLWAY**

Two storage cupboards, two radiators, double glazed obscured window to front aspect.

#### **LOUNGE**

11'5 x 11'8 (3.48m x 3.56m)

Radiator, double glazed window to front aspect.

#### **CONSERVATORY**

12'3 x 7'6 (3.73m x 2.29m)

Double glazed windows to rear and side aspects overlooking the garden, door to side aspect.

#### **KITCHEN**

9'5 x 8'4 (2.87m x 2.54m)

Comprising a range of eye and base level units with worksurfaces over, space for cooker, space and plumbing for washing machine, space for fridge, stainless steel inset sink with mixer tap, double glazed window to rear aspect, wall mounted gas fired boiler, door to garden.

#### **BEDROOM**

14'1 max x 12'11 max (4.29m max x 3.94m max)

Radiator, double glazed double doors to the rear aspect opening into the conservatory.

#### **BEDROOM**

12'11 x 9'5 (3.94m x 2.87m)

Double glazed window to front aspect, radiator.

#### **GARDEN**

Private with two decked areas ideal for seating and entertaining, outside brick built storage shed (10'2 x 6'5) with power and window to rear aspect.

#### **TENURE**

We have been advised of the following by the vendor;

Lease: 82 years approximately remaining.

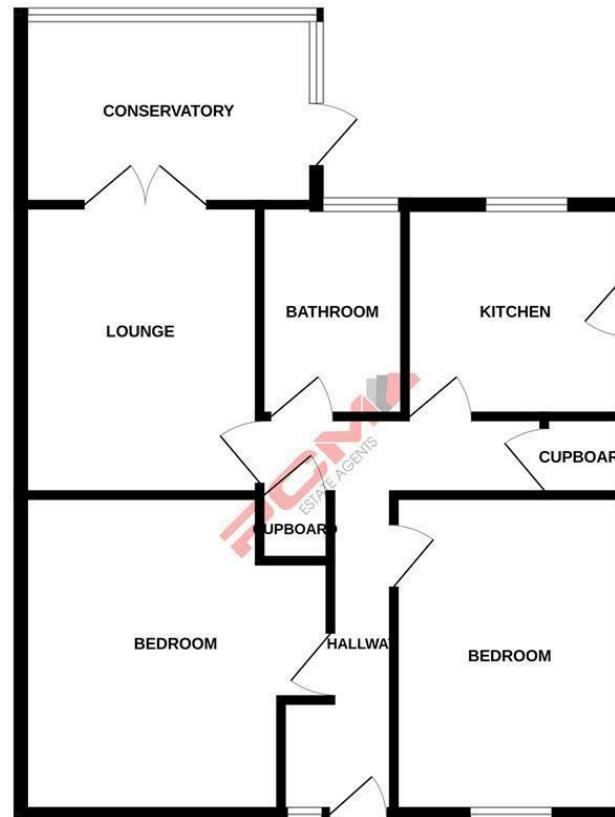
Maintenance: £768 per annum approximately

Ground Rent: £10 per annum approximately

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 fixtures and fittings 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 | 74      | 76        |
| (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                     |   |         |           |
| England & Wales                             |   |         |           |

| 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 |   |         |           |
| EU Directive 2002/91/EC   |   |         |           |
| England & Wales   |   |         |           |