



ESTATE AGENTS

89, Lovat Mead, St. Leonards-On-Sea, TN38 8EJ

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Price £139,950

PCM Estate Agents are pleased to present this BEAUTIFULLY MAINTAINED TOP FLOOR, ONE BEDROOM, PURPOSE BUILT APARTMENT, located on the outskirts of St. Leonards. With easy access to the seafront, local amenities and a nearby retail park.

This flat offers a bright OPEN PLAN LOUNGE-DINING AREA, a MODERN KITCHEN, a DOUBLE BEDROOM with fitted wardrobes, and a stylish bathroom.

The property benefits from ALLOCATED PARKING plus visitor spaces, a HEALTHY LEASE. Early viewing is highly recommended!

COMMUNAL FRONT DOOR

Leading to:

COMMUNAL ENTRANCE HALL

Stairs rising to the third floor (top) and private front door to:

ENTRANCE HALL

Wood laminate flooring, electric storage radiator, telephone point, wall mounted entry phone system, storage cupboard, doors to:

LOUNGE-DINER

15'5 narrowing to 8'3 x 13'2 narrowing to 6'8 (4.70m narrowing to 2.51m x 4.01m narrowing to 2.03m)

Continuation of the wood laminate flooring, double glazed doors opening inward to a Juliette balcony, wall mounted electric storage radiator, television point, archway through to:

KITCHEN

7'1 x 6'4 (2.16m x 1.93m)

Fitted with a matching range of eye and base level cupboards and drawers, fitted with soft close hinges and having complimentary worksurfaces and tiled splashbacks, resin drainer-sink with mixer tap, Beko electric hob with oven below and fitted cooker hood over, integrated fridge freezer, integrated washer/dryer, continuation of the wood laminate flooring, double glazed window to side aspect.

BEDROOM

10'4 x 9'2 (3.15m x 2.79m)

Continuation of the wood laminate flooring, fitted wardrobes with mirrored sliding doors, double glazed opaque glass windows to front elevation.

BATHROOM

Modern with panelled bath having mixer tap and shower attachment, concealed cistern dual flush low level wc, vanity enclosed wash hand basin with mixer tap and storage set beneath, wall mounted mirror, heated towel rail, part tiled walls tiled flooring, double glazed obscured glass window to side aspect.

PARKING

The property benefits from allocated parking and access to visitors bays.

TENURE

We have been advised of the following by the vendor:

Share of Freehold - transferrable with the sale.

Lease: Approximately 88 years remaining.

Service Charge: Approximately £993 per annum.

Letting: Allowed

Pets: Allowed

Council Tax Band: A





Whilst every attempt has been made to ensure the accuracy of the floorplans 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 | 72 | 78 |

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