



ESTATE AGENTS

Second Floor Flat 27B, Bexhill Road, St. Leonards-On-Sea, TN38 0AH

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

Guide Price £195,000

PCM Estate Agents offer to the market CHAIN FREE this RECENTLY REFURBISHED TWO BEDROOMED SECOND FLOOR FLAT with partial SEA VIEW. Conveniently positioned just a short walk from St Leonards seafront and a vast range of amenities including West St Leonards railway station with convenient links to London.

Inside, the property has undergone significant refurbishment with replacement double glazed sash windows, gas fired central heating, new carpets and a NEWLY FITTED KITCHEN & BATHROOM. The property presents exceptionally well to the market, being ideal for first time buyers or possibly even buy-to-let investment.

Please call the owners agents now to book your viewing to avoid disappointment.

COMMUNAL FRONT DOOR

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

ENTRANCE HALL

Wall mounted entry phone system, storage cupboard, wall mounted thermostat control for gas fired central heating, newly carpeted.

LIVING ROOM

12' x 10'7 (3.66m x 3.23m)

Feature fireplace, radiator, high ceilings, double glazed sash window to front aspect.

KITCHEN-DINER

12' x 10'5 (3.66m x 3.18m)

Wall mounted extractor fan, down lights, radiator, wood laminate flooring, newly fitted kitchen built with a matching range of eye and base level cupboards and drawers fitted with soft close hinges and having complimentary worksurfaces over and matching upstands, four ring electric hob with cooker hood over and oven below, inset drainer-sink unit with mixer tap, integrated appliances including a slimline dishwasher, washing machine and tall fridge freezer, ample space for dining table, wall mounted cupboard concealed boiler, double glazed sash bay window to rear aspect with partial sea view.

BEDROOM ONE

12' x 11' (3.66m x 3.35m)

Period feature fireplace, radiator, high ceilings, double glazed sash window to rear aspect having partial sea view.

BEDROOM TWO

11'9 x 8'5 plus alcove 5'5 x 3'6 (3.58m x 2.57m plus 1.65m x 1.07m) Irregular shaped room.

Period feature fireplace, radiator, high ceilings, two double glazed sash windows to front aspect.

BATHROOM

Newly fitted modern suite comprising a panelled bath with mixer tap, shower over bath having rain style shower head and further hand-held shower attachment, vanity enclosed wash hand basin with ample storage, dual flush low level, ladder style heated towel rail, part tiled walls, wood laminate flooring, extractor fan for ventilation, down lights, double glazed opaque sash window to front aspect.

TENURE

We have been advised of the following by the vendor:

Share of Freehold - transferrable with the sale.

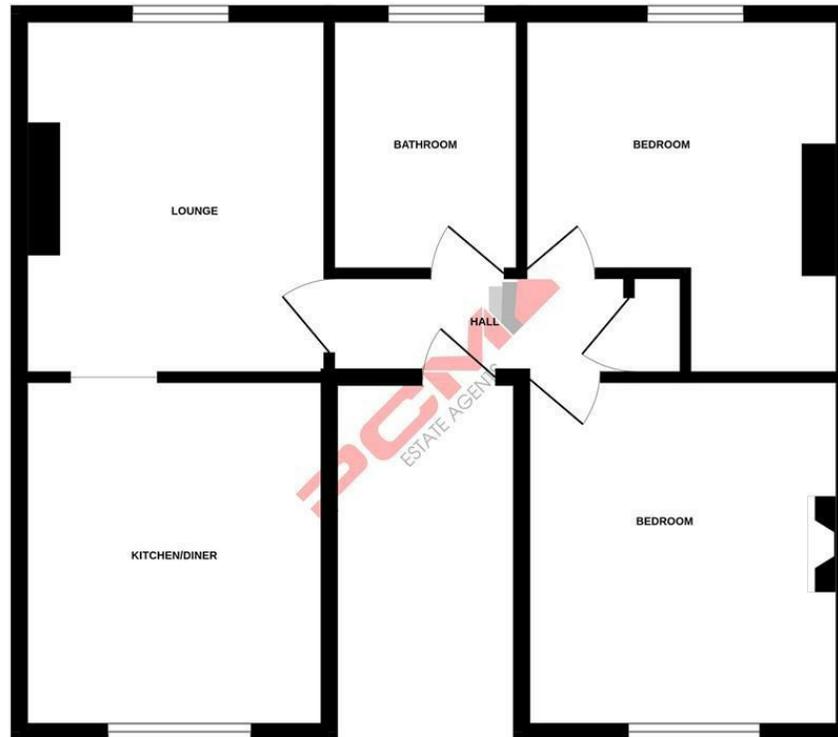
Lease: New 999 year lease.

Service Charge: As & when.

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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		75	75
(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 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	

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.