



ESTATE AGENTS

Top Floor 62, Vale Road, St. Leonards-On-Sea, TN37 6PS

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

Price £230,000

A TWO BEDROOM GARDEN APARTMENT located on this highly sought-after road within the Silverhill region of St Leonards, located within close proximity to the picturesque Alexandra Park. The property occupies the TOP FLOOR of this ATTRACTIVE PERIOD RESIDENCE and offered to the market with a SHARE OF FREEHOLD and a PRIVATE SECTION OF GARDEN.

The property boasts SPACIOUS ACCOMODATION throughout comprising an entrance hall/ landing, lounge, SEPARATE KITCHEN, TWO BEDROOMS, bathroom and a SEPARATE WC. Externally the property benefits from the aforementioned PRIVATE SECTION OF GARDEN which is accessed via a staircase and pathway from the kitchen.

The property is located in the highly sought-after region of St Leonards, within easy reach of Alexandra Park and the many amenities that Silverhill has to offer. Viewing comes highly recommended via PCM Estate Agents, please call now to arrange your immediate viewing to avoid disappointment.

COMMUNAL ENTRANCE

With private front door leading to:

ENTRANCE HALLWAY

Stairs rising to:

LANDING

Spacious with exposed wooden floorboards, storage cupboards, loft hatch, radiator.

LOUNGE

15'5 max x 11'5 max (4.70m max x 3.48m max)

Double glazed bay window to front aspect, feature fire surround, exposed wooden floorboards, picture rail.

KITCHEN

10'10 x 10'9 (3.30m x 3.28m)

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

BEDROOM

12'10 x 11'5 (3.91m x 3.48m)

Feature fire surround, exposed wooden floorboards, picture rail, radiator, double glazed window to rear aspect.

BEDROOM

8'9 x 5'10 (2.67m x 1.78m)

Double glazed window to front aspect, exposed wooden floorboards, radiator.

BATHROOM

Panelled bath with mixer tap and shower attachment, shower screen, wash hand basin, radiator, part tiled walls, double glazed obscured window to side aspect.

SEPARATE WC

Part tiled walls, wc, double glazed obscured window to side aspect.

REAR GARDEN

Approached via an external staircase with pathway leading to a section of private garden which enjoys a southerly aspect. Mainly laid to lawn with a range of mature shrubs, plants and trees, patio area ideal for seating and entertaining, storage shed, enclosed fenced and walled boundaries.

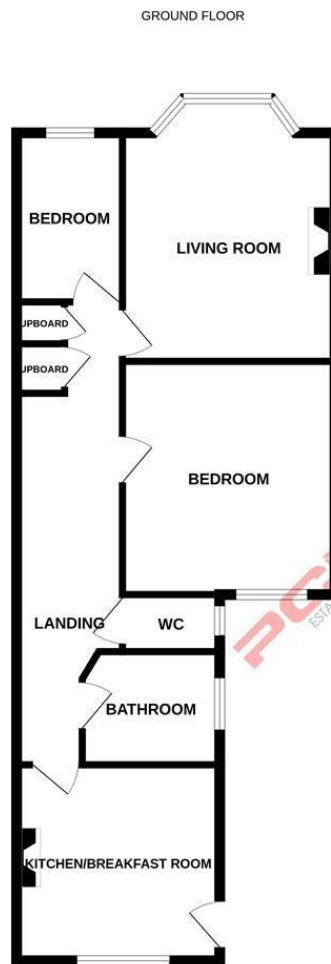
TENURE

We have been advised of the following by the vendor:

50% Share of Freehold - transferrable with the sale.

Lease: 72 years remaining approximately





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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