



1, Seaside Road, St. Leonards-On-Sea, TN38 0AL

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

Price £195,000

Situated directly adjacent to St Leonards seafront and enjoying superb sea views is this CHAIN FREE, superbly spacious, THREE BEDROOMED SELF-CONTAINED MAISONETTE offering adaptable accommodation arranged over two floors with benefits including gas central heating, double glazing where stated, THREE GOOD SIZED BEDROOMS, the aforementioned SEA VIEWS and SHARE OF FREEHOLD transferrable with the sale of the property.

Located in this superb West St Leonards location within reach of local shopping facilities and bus routes to Hastings town centre with its comprehensive range of shopping, sporting, recreational facilities, mainline railway station, seafront and promenade.

Call now to book your immediate viewing.

FRONT DOOR

Leading to;

ENTRANCE HALL

Staircase rising to;

FIRST FLOOR LANDING

Staircase rising to upper floor accommodation, double glazed window to front aspect, radiator, central heating thermostat.

LOUNGE

14'1 max x 10'4 max (4.29m max x 3.15m max)

Double glazed bay window to front aspect enjoying views over the promenade to the sea, cornicing, radiator, return door to hallway.

BEDROOM

12'2 max x 10'5 max (3.71m max x 3.18m max)

Window to rear aspect with built in cupboard, radiator, return door to hallway.

KITCHEN

8'8 x 5'5 (2.64m x 1.65m)

Window to rear aspect, part tiled walls, stainless steel inset sink with stainless steel inset sink with stainless steel mixer tap over, base units set beneath working surface, matching wall units above, cooker hood, inset four ring gas hob, single oven, wall mounted gas boiler, plumbing for dishwasher, return doorway to hallway.

SECOND FLOOR LANDING

Double glazed window to side aspect enjoying views over the promenade to the sea.

BEDROOM

13'4 max x 11'1 max (4.06m max x 3.38m max)

Double glazed window to front aspect enjoying superb views to the sea, built in cupboard, radiator, return door to hallway.

BEDROOM

12'4 x 10'5 max (3.76m x 3.18m max)

Double glazed window to rear aspect, radiator trap hatch to loft space, return door to landing.

BATHROOM

Double glazed window to rear aspect, part tiled walls, white suite comprising panelled bath with mixer spray attachment, pedestal wash hand basin, low level wc, radiator, return door to landing.

TENURE

We are advised by the owner of the following:

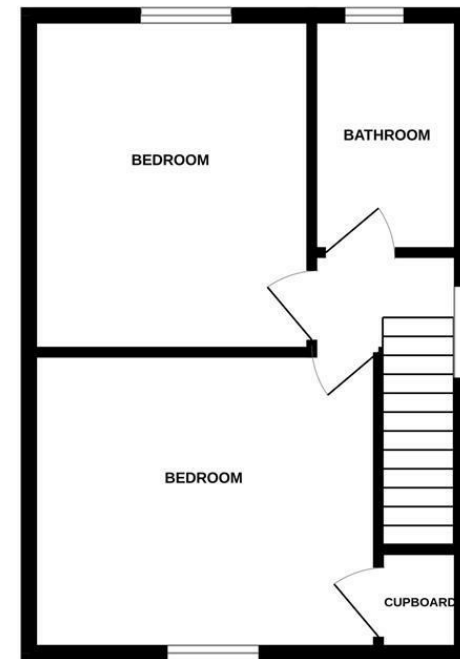
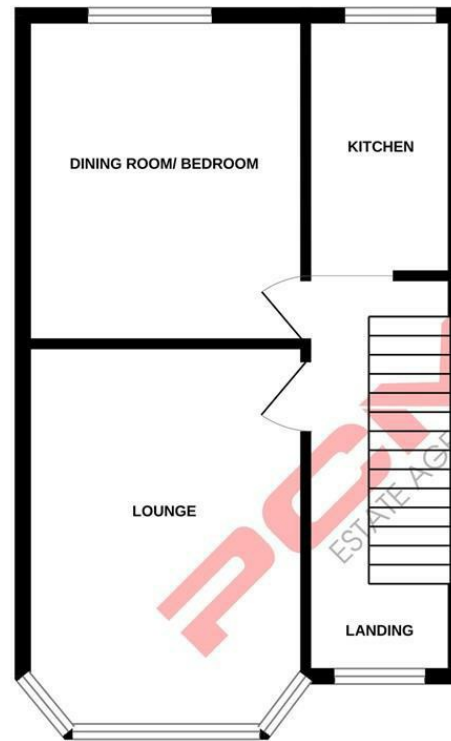
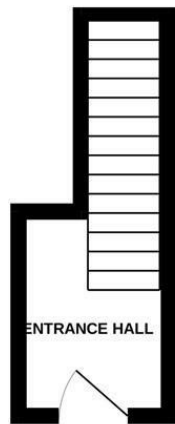
Share of freehold transferrable with the sale of the property.

Lease: Will be sold with new 999 year lease

Maintenance: 50/50 share of any maintenance required.

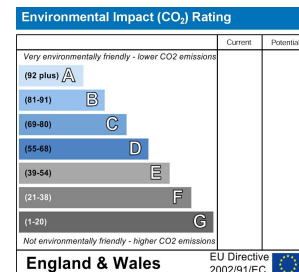
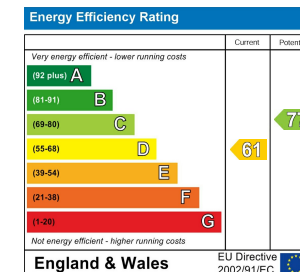
Council Tax Band: A





TOTAL FLOOR AREA : 816 sq.ft. (75.8 sq.m.) approx.

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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