



Flat 4, 7, Dane Road, St. Leonards-On-Sea, TN38 0QU

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Price £280,000

PCM Estate Agents are delighted to present to the market an opportunity to acquire this CHAIN FREE CONVERTED TOP FLOOR SPACIOUS TWO/THREE BEDROOM APARTMENT with a section of GARDEN. Positioned on this incredibly sought after road within Burton St Leonards, within easy reach of the vast range of amenities including artisan shops and eateries within central St Leonards on Kings Road and Norman Road.

The property offers exceptionally well proportioned accommodation and a STUNNING OUTLOOK OF THE SEA and townscape views. Inside the property offers accommodation comprising spacious living room, LARGE OPEN PLAN KITCHEN/DINING ROOM, TWO GOOD SIZED DOUBLE BEDROOMS and a bathroom. There is an additional room that could be utilised as an occasional third bedroom but more suited as a dressing room/study room.

The property also has its OWN AREA OF PRIVATE REAR GARDEN and an outbuilding which could be used to store a motorcycle as well as storage space. The garden offers plenty of space to sit out and enjoy.

Call the owners agents to book your viewing.

EXTERNAL STAIRCASE

Leads to the top floor of this Victorian building. Private stable style front door opening to:

KITCHEN/DINING ROOM

15' x 14'6 (4.57m x 4.42m)

Open plan space with windows to side elevation with lovely far reaching views towards central St Leonards and out to sea. Ample space for large dining table, wall mounted radiator, cupboard concealed wall mounted boiler. Kitchen is fitted with a range of matching eye and base level cupboards and drawers with work surfaces, freestanding range style gas cooker with double oven and fitted cooker hood over, under counter integrated fridge and separate freezer, integrated washer/dryer, integrated dishwasher, inset 1 1/2 bowl sink unit with mixer spray tap, wood laminate flooring, doors opening to all other rooms.

LIVING ROOM

16'9 max x 13'1 (5.11m max x 3.99m)

Radiator, dado rail, combination of wall and ceiling lights, wooden framed double glazed arched window to side aspect allowing for a lovely leafy outlook over St Leonards and out to sea.

BEDROOM ONE

13' x 12'2 (3.96m x 3.71m)

Fitted wardrobe, radiator, wooden framed double glazed arch window to front aspect allowing for a pleasant outlook over Dane Road, across to Markwick Gardens and townscape views beyond.

BEDROOM TWO

14'5 max x 11'4 (4.39m max x 3.45m)

Built in storage incorporating shelving and waist level cupboards, fitted wooden desk, wooden framed double glazed arch windows to rear aspect allowing for a leafy outlook over St Leonards and out to sea.

DRESSING ROOM/STUDY

16'6 narrowing to 12'5 x 9'5 (5.03m narrowing to 3.78m x 2.87m)

Replacement double glazed sky lantern, radiator, coved ceiling. This is a versatile room that could be used as a plethora of ways, including an occasional bedroom.

BATHROOM

L-shaped panelled bath with mixer tap and shower attachment, shower over bath with chrome shower fitting, waterfall style shower head and further handheld shower attachment, glass shower screen, dual flush low level wc, wall mounted vanity enclosed wash hand basin with mixer tap, ladder style heated towel rail, tiled walls, wood effect tiled flooring, large cupboard with radiator and slatted shelving which could be utilised as an airing cupboard.

OUTSIDE

There is a private section of garden which is accessed down the side elevation. External access only. Laid with artificial lawn, a sunken pond and patio area, areas laid with pebbles.

BUILDING

With double opening doors. This building originally would have formed part of a coach house and stables. Suitable for a small vehicle or a motorbike with storage.

TENURE

We have been advised by the vendor of the following:

LEASE - 83 years remaining

Service Charge: 20% of any costs, 2024/25 estimate £994.96. .

Ground Rent: £10 per annum.

Letting: Allowed, residential only.

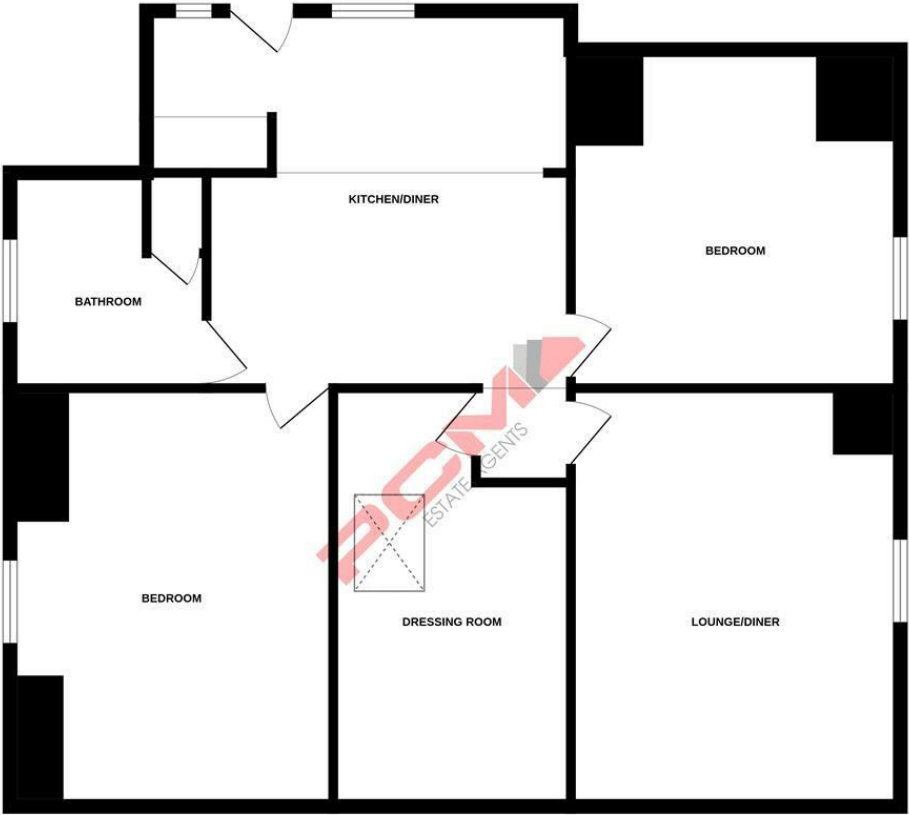
Air BnB: No

Pets: Allowed with Freeholder permission.

Council Tax Band: B



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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