



ESTATE AGENTS

Maisonette 43, Eversfield Place, St. Leonards-On-Sea, TN37 6DB

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Guide Price £400,000

**** GUIDE PRICE £400,000 TO £450,000 ****

PCM welcome to the market a RARE & EXCITING OPPORTUNITY to acquire this SPACIOUS THREE/ FOUR BEDROOM MAISONETTE arranged over THREE FLOORS with STUNNING VIEWS and adaptable accommodation with a LOUNGE, separate DINING ROOM, kitchen and TWO BATHROOMS.

The property is situated on St Leonards seafront with the most SPECTACULAR VIEWS over St Leonards promenade and out to sea. Conveniently positioned within easy reach of central St Leonards, with a vast range of amenities on your doorstep.

This is an exciting opportunity to acquire such a SUBSTANTIAL MAISONETTE in a PRIME SEAFRONT LOCATION. The property is in good order with column style radiator's throughout, offering a blend of CHARACTER and MODERN COMFORTS, with a BALCONY.

Upon entering the maisonette, you find a spacious entrance hall, inner hallway, LIVING ROOM and SNUG, with BI-FOLD doors from the living room onto a BALCONY with LOVELY SEA VIEWS. To the second floor there is a LARGE DINING ROOM, with those stunning sea views, opening onto the kitchen, and a large bathroom with bath and shower. To the third floor there are THREE WELL-PROPORTIONED BEDROOMS, two of which have sea views, and a lovely bathroom.

Viewing comes highly recommended for anyone seeking a SUBSTANTIAL MAISONETTE with SEA VIEWS and adaptable accommodation in the heart of St Leonards.

COMMUNAL FRONT DOOR

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

ENTRANCE HALL

Large with column style radiator, two double glazed windows to side aspect, high ceiling with cornicing, tiled flooring laid in a herringbone pattern, double glazed door to rear aspect opening to an external staircase, wall mounted entry phone system, stairs rising to:

HALLWAY

Elegant staircase rising to the upper floor accommodation, three internal borrowed light windows allowing light to flow in from the lounge and snug rooms, column style radiator, high ceilings with cornicing.

LIVING ROOM

19'3 x 15'9 (5.87m x 4.80m)

Exposed wooden floorboards, fireplace, column style radiator, high ceiling with cornicing, ceiling rose, television point, double glazed window and double glazed bi-folding doors to front aspect providing access to a balcony with metal balustrade and sea views beyond.

SNUG/ RECEPTION ROOM

14'2 x 12'7 (4.32m x 3.84m)

Exposed wooden floorboards, two column style vertical radiators, high ceiling with cornicing, double glazed window to rear aspect.

LANDING

Half landing with exposed wooden floorboards, double glazed window to side aspect, door to bathroom/ shower room and a few steps up to the main area of landing with column style radiator, exposed wooden floorboards, further entry phone system, coving to ceiling, further stairs to upper floor accommodation.

DINING ROOM

18'8 x 16'7 (5.69m x 5.05m)

Exposed wooden floorboards, two vertical column style radiators, high skirting, high ceiling with cornicing, three double glazed windows to front aspect with lovely views over the sea, door to:

KITCHEN

13'7 x 12' (4.14m x 3.66m)

Fitted with a matching range of eye and base level cupboards and drawers with worksurfaces over, electric cooker with double oven and grill, space for tall fridge freezer, space and plumbing for washing machine and dishwasher, wall mounted cupboard concealed boiler, inset drainer-sink unit with mixer tap, part tiled walls, double glazed window to rear aspect.

BATHROOM/ SHOWER ROOM

Large corner bath with mixer tap and shower attachment, separate walk-in

shower enclosure with chrome shower fixing, waterfall style shower head and hand-held shower attachment, low level wc, pedestal wash hand basin, wall mounted column style radiator, part tiled walls, tiled flooring, extractor fan, down lights, double glazed window with obscured glass to side and rear aspects.

LANDING

Exposed wooden floorboards, loft hatch, double glazed frosted glass window to rear aspect, further entry phone system, doors to:

BEDROOM

15'8 x 11'5 (4.78m x 3.48m)

Exposed wooden floorboards, coving to ceiling, built in cupboard, column style radiator, two double glazed windows to front aspect with views over the sea.

BEDROOM

12'7 x 9' narrowing to 6'8 (3.84m x 2.74m narrowing to 2.03m)

Exposed wooden floorboards, coving to ceiling, double glazed window to rear aspect.

BEDROOM

11'2 x 8'4 (3.40m x 2.54m)

Exposed wooden floorboards, coving to ceiling, column style radiator, double glazed window to front aspect with sea views.

BATHROOM

Panelled bath with mixer tap and shower attachment, with electric shower over bath, pedestal wash hand basin, low level wc, tiled walls, extractor for ventilation, down lights, heated towel rail.

TENURE

We have been advised of the following by the vendor:

50% Share of Freehold - transferrable with the sale.

Lease: Approximately 943 years remaining.

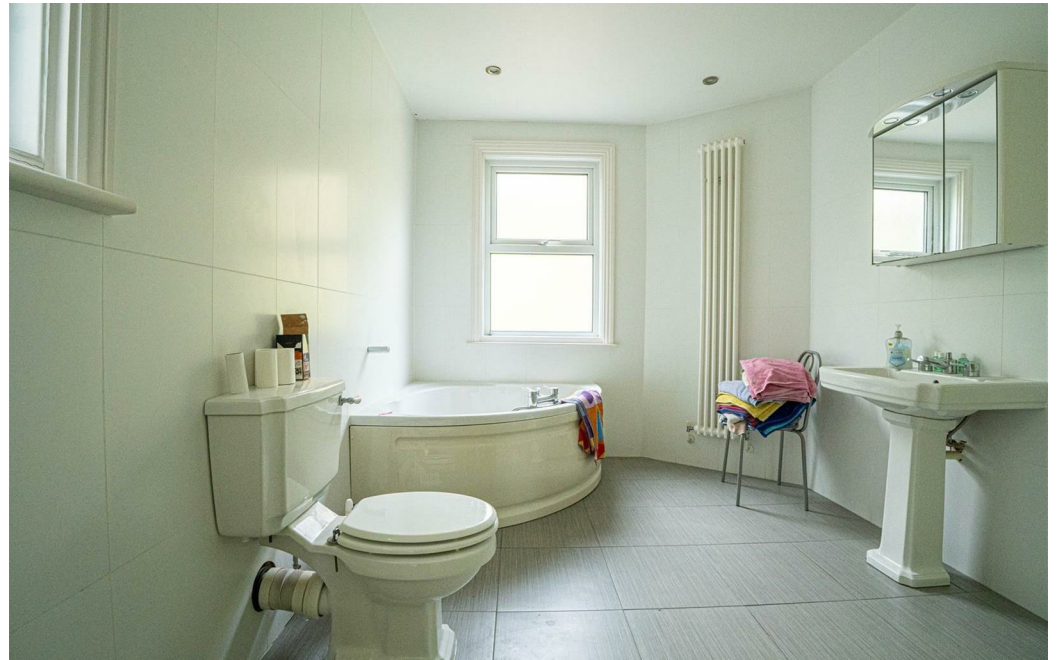
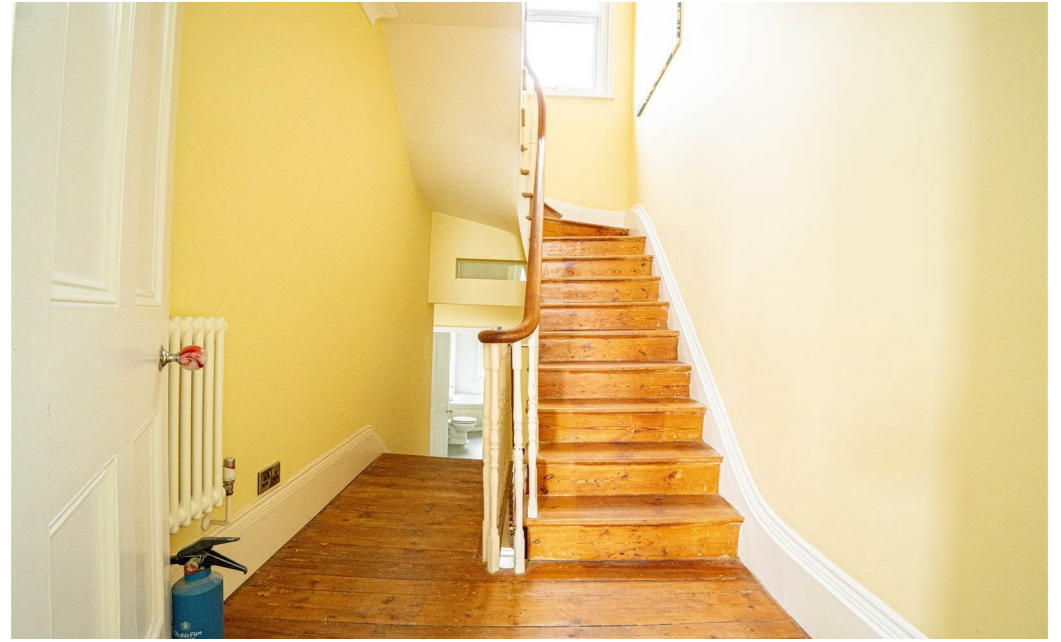
Service Charge: As & when required, 60% towards any costs.

Ground Rent: £1 per annum.

Council Tax Band: C

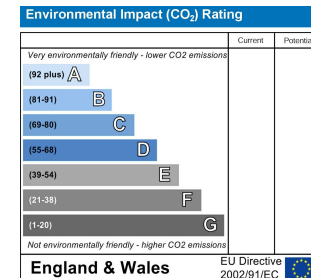
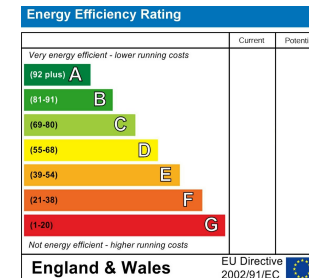








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