



ESTATE AGENTS

Flat 1B, 5, St. Matthews Gardens, St. Leonards-On-Sea, TN38 0TS

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Guide Price £325,000

**** GUIDE PRICE £325,000 TO £350,000 ****

PCM Estate Agents are delighted to present to the market a **UNIQUE and RARE OPPORTUNITY** to acquire this **EXCEPTIONALLY WELL-PRESENTED** and well-proportioned **GROUND FLOOR TWO BEDROOM**, plus occasional room, **GARDEN FLAT** with a **SHARE OF FREEHOLD**, occupying this **OLDER STYLE VICTORIAN SEMI-DETACHED BUILDING**. The property benefits from its own **PRIVATE ENTRANCE** and a **LARGE BEAUTIFULLY LANDSCAPED ESTABLISHED REAR GARDEN**, enjoying plenty of sunshine.

Accommodation comprises a private front door located to the side/ rear of the building and leading to a spacious entrance hall, lounge, **KITCHEN-DINER**, **TWO BEDROOMS**, further occasional room, bathroom with bath and shower and a **CELLAR**. The **GARDEN** is a real feature of this **CHARACTERFUL FLAT**, being mainly laid to lawn with established plants and shrubs along with several seating areas. The garden is ideal for the garden enthusiast or families with children.

Conveniently positioned on this coveted square in a favourable region of St Leonards, just a short stroll from central St Leonards itself with a vast range of amenities and also Silverhill.

Please call the owners agents now to book your viewing.

EXTERNAL STEPS

Located at the side/ rear of the building, providing access to a private double glazed front door leading to:

ENTRANCE HALL

Wood flooring, radiator, coving to ceiling, doors to:

LIVING ROOM

15'3 x 13'4 (4.65m x 4.06m)

Continuation of the wood flooring, coving to ceiling, television point, radiator, large opening with steps down into the open plan kitchen-diner, double glazed window to side aspect and double glazed sliding patio doors providing a pleasant outlook and access onto the landscaped private garden.

KITCHEN-DINER

14'3 x 14'2 (4.34m x 4.32m)

Older style period fireplace, high ceiling with coving, ample space for large dining table, fitted with a matching range of eye and base level cupboards and drawers with soft close hinges and complimentary worksurfaces over, electric hob with waist level oven, resin inset drainer-sink with mixer tap and tiled splashback, continuation of the wood flooring, space for American style fridge freezer, integrated tall fridge freezer, wall mounted cupboard concealed boiler, dishwasher and washing machine, double glazed windows to side aspect, door to:

INNER HALL

Continuation of the wood flooring, radiator, high ceiling with coving, doors to:

MASTER BEDROOM

14'8 x 14' max (4.47m x 4.27m max)

High ceilings with cornicing and ceiling rose, two radiators, door to walk-in-wardrobe, double glazed windows and door to rear aspect framing and providing outlook onto the garden.

BEDROOM

14' x 10'1 (4.27m x 3.07m)

Radiator, double glazed window to side aspect, wooden door to side aspect, door providing access to the cellar.

BEDROOM/ OCCASIONAL ROOM

11'4 x 9'1 (3.45m x 2.77m)

Wood flooring, down lights, radiator, double glazed window to side aspect with views onto the garden.

BATHROOM

Bath with mixer tap, separate walk in corner shower enclosure, concealed cistern dual flush low level wc, wall mounted vanity enclosed wash hand basin with mixer tap, part tiled walls, non-slip flooring, down lights, extractor for ventilation, large wall mounted mirror.

CELLAR

Large, providing ample storage space, window for ventilation.

REAR GARDEN

Private and established, well-stocked with a variety of mature plants and shrubs, several seating areas, wooden shed, planted borders, enjoying a sunny aspect.

TENURE

We have been advised of the following by the vendor:

Share of Freehold - 1/5th share transferable with the sale.

Lease: Approximately 118 years remaining.

Maintenance - As and when works required.

AGENTS NOTE

Residents can have access to St Mathews Gardens, there is an annual fee of around £25 per annum.

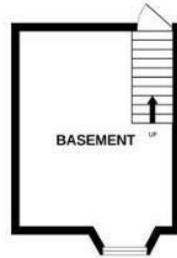
Council Tax Band: B



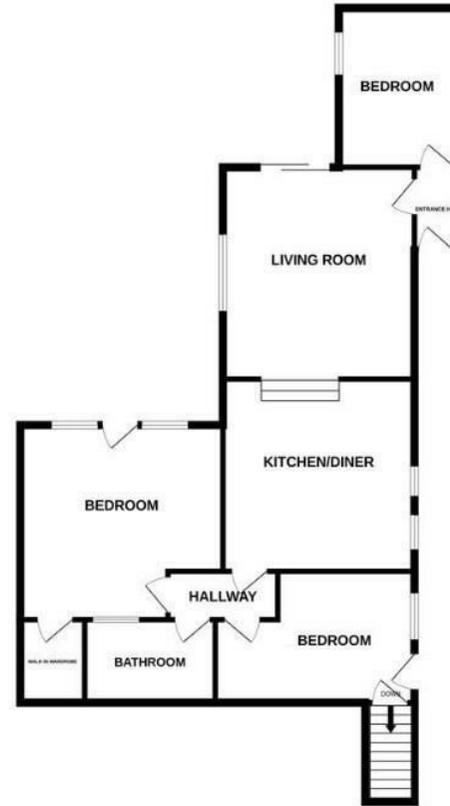




BASEMENT
372 sq.ft. (34.7 sq.m.) approx.



GROUND FLOOR
993 sq.ft. (91.5 sq.m.) approx.



TOTAL FLOOR AREA : 1125 sq.ft. (104.5 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, items 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 for any prospective purchase. 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 | | |
| | (55-68) D | 64 | 71 |
| | (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.