



Flat 3, 17, Pevensey Road, St Leonards-On-Sea, TN38 0JY

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Offers In Excess Of £200,000

PCM Estate Agents are pleased to present to the market this GROUND FLOOR TWO BEDROOM FLAT offered to the market CHAIN FREE and with a SHARE OF FREEHOLD. Idyllically located in Burton St Leonards, this property is just moments from Warrior Square mainline station offering convenient links to London and a short stroll from St Leonards vibrant centre. Enjoy easy access to an array of artisan shops, independent cafés, restaurants, bars, and the seafront promenade.

The property comprises a LARGE OPEN PLAN LOUNGE-KITCHEN AREA with BAY FRONTED WINDOW, bathroom, SEPARATE WC and TWO DOUBLE BEDROOMS. The property has modern comforts including double glazing and gas fired central heating.

Please call the owners agents now to arrange your viewing and avoid disappointment.

COMMUNAL HALLWAY

With private front door leading to:

ENTRANCE HALLWAY

Carpet, storage space, doors to:

LOUNGE-KITCHEN

21' max x 15'7 (6.40m max x 4.75m)

Lounge area is carpeted and the kitchen flooring is tiled. two radiators, original cornicing, skirting boards and double glazed bay window to front aspect having views of the church. The kitchen is fitted with a range of eye and base level cupboards and drawers, worksurfaces, electric oven with four ring gas hob wand extractor over, inset sink, space and plumbing for washing machine.

BEDROOM

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

Carpeted, original cornicing, skirting boards, radiator, wall mounted boiler, double glazed window to rear aspect.

BEDROOM

9'5 x 8'4 (2.87m x 2.54m)

Carpeted, radiator, skirting boards, double glazed window to rear aspect.

BATHROOM

8'3 max x 4'6 max (2.51m max x 1.37m max)

Vinyl flooring, tiled surround, heated towel rail, bath with shower attachment, pedestal wash hand basin, extractor fan.

SEPARATE WC

5'7 x 2'4 (1.70m x 0.71m)

Low level wc, tiled flooring, skirting boards, double glazed frosted window to side aspect.

TENURE

We have been advised of the following by the vendor:

Share of Freehold - transferrable with the sale.

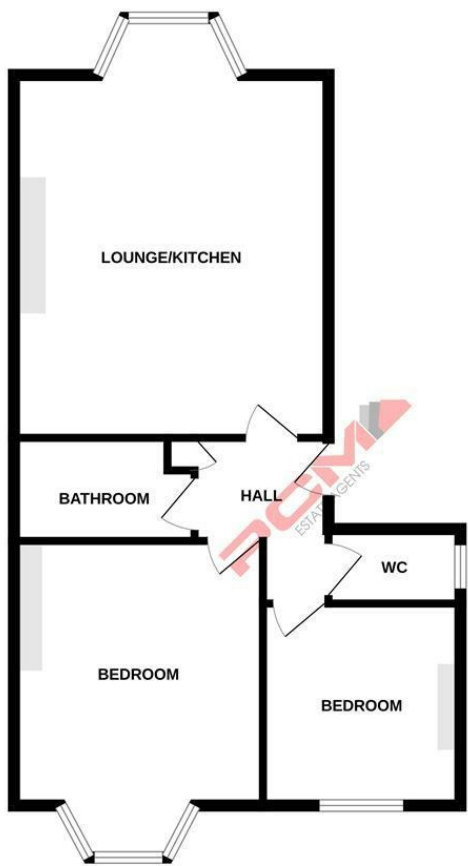
Lease: Approximately 255 years remaining.

Service Charge: As & When required.

Sinking Fund: £40 per month.



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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