



Flat 17 Quarry House, Quarry Hill, St. Leonards-On-Sea, TN38 0HP

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

Price £130,000

A BEAUTIFULLY PRESENTED STUDIO APARTMENT with LENGTHY LEASE and SEA VIEWS. Set within this highly sought-after region of central St Leonards, within easy reach of the seafront and amenities including shops, bars and restaurants that St Leonards has to offer.

Accommodation comprises an entrance hallway, 15ft LIVING ROOM/ BEDROOM which has a light and airy feel with tilt and turn windows to rear aspect enjoying PLEASANT VIEWS over the COMMUNAL GARDENS towards the sea, separate MODERN FITTED KITCHEN and a MODERN SHOWER ROOM.

The property is conveniently located within close proximity to the seafront, central St Leonards and St Leonards Warrior Square with its mainline railway station.

The property is BEAUTIFULLY PRESENTED throughout and is considered an IDEAL FIRST TIME PURCHASE or WEEKEND RETREAT. Please call now to book your immediate viewing to avoid disappointment.

PRIVATE FRONT DOOR

Leading to:

ENTRANCE HALLWAY

Door to:

LIVING ROOM/ BEDROOM

15'9 x 13'10 narrowing to 11'10 (4.80m x 4.22m narrowing to 3.61m)
Double glazed tilt and turn windows to rear aspect enjoying a pleasant sea view, fold up bed.

KITCHEN

9'1 x 6'5 (2.77m x 1.96m)

Beautifully presented modern fitted kitchen comprising a range of eye and base level units with worksurfaces over, four ring electric hob with extractor above and oven below, space and plumbing for washing machine, space for fridge freezer, window to front aspect, part tiled walls.

SHOWER ROOM

7'2 x 5'6 (2.18m x 1.68m)

Modern suite comprising a walk in double shower with shower screen, dual flush wc, wash hand basin with tiled splashback and storage below, extractor fan and window to front aspect.

TENURE

We have been advised of the following by the vendor:

Lease: 960 years remaining

Maintenance: Approx. £930 p/annum, including the ground rent.

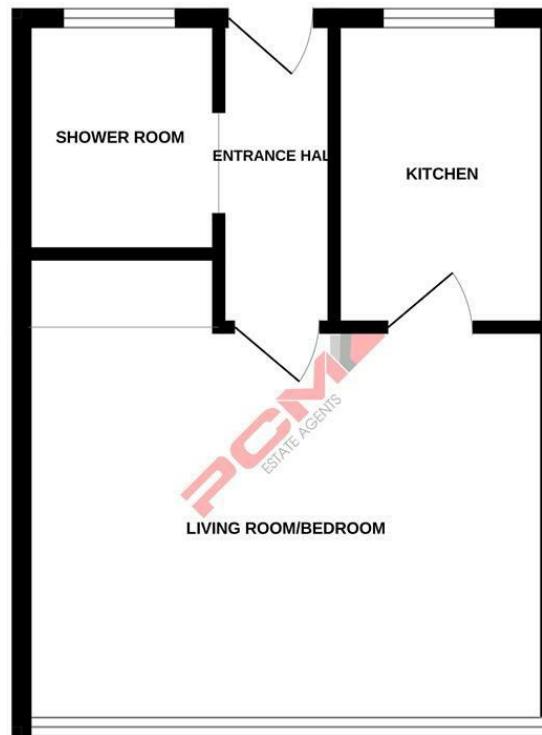
Sub Letting: Yes

Air BnB: Not Allowed

Pets: Not Allowed



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 operation or efficiency can be given.
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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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		79
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		37
(1-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England & Wales			

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			
EU Directive 2002/91/EC			
England & Wales			