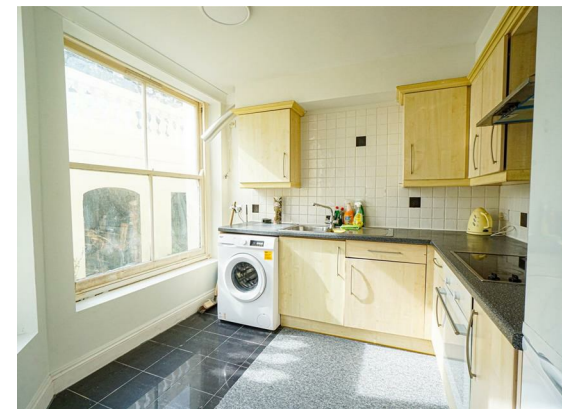




Flat G Warrior House, Warrior Square, St. Leonards-On-Sea, TN37 6BS

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

Offers In Excess Of £185,000

PCM Estate Agents present to the market an opportunity to acquire this LOWER GROUND FLOOR TWO BEDROOM FLAT which has been RECENTLY REFURBISHED and having EXCLUSIVE USE OF A PATIO AREA. Located in an incredibly sought-after and convenient location within St Leonards. Offered to the market CHAIN FREE.

Accommodation comprises an entrance hall, OPEN PLAN LOUNGE-DINING ROOM, kitchen, TWO BEDROOMS and a NEWLY FITTED SHOWER ROOM. The property benefits from exclusive use of outdoor space, with external access only, offering a pleasant space for seating, potted plants, outdoor dining and entertaining.

Located within walking distance of Warrior Square railway station and central St Leonards, including Kings Road and Norman Road with their range of amenities, as well as being within easy reach of the seafront and promenade.

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

STEPS DESCEND FROM STREET LEVEL

To a communal entrance with private front door to;

ENTRANCE HALL

Entry phone system, electric radiator, coving to ceiling, door to;

LOUNGE-DINING ROOM

4.98m narrowing to 3.43m x 5.49m narrowing to 2.44m (16'4" narrowing to 11'3" x 18'0" narrowing to 8'0").

Sash bay window to front aspect, electric radiator, coving to ceiling, television point, door opening to;

KITCHEN

9'9 x 8'3 (2.97m x 2.51m)

Comprising a range of eye and base level units, integrated four ring electric hob with extractor above and electric oven below, space and plumbing for washing machine, space for tall fridge freezer, inset stainless steel sink with mixer tap, part tiled walls, tiled flooring, single glazed bay window to side aspect.

BEDROOM ONE

16'5 max x 13'3 into bay (5.00m max x 4.04m into bay)

Airing cupboard, electric radiator, coving to ceiling, sash bay window to front aspect.

BEDROOM TWO

12'2 x 7' (3.71m x 2.13m)

Sash window to side aspect, electric radiator, coving to ceiling.

BATHROOM

Newly fitted suite comprising a walk-in shower with waterfall style shower head, low level dual flush wc, wash hand basin with mixer tap and storage below, chrome heated towel rail, tiled flooring, tiled walls, extractor fan.

OUTSIDE

There is a courtyard style garden accessed via external access from the flat, located to the front and side, which this flat has use of.

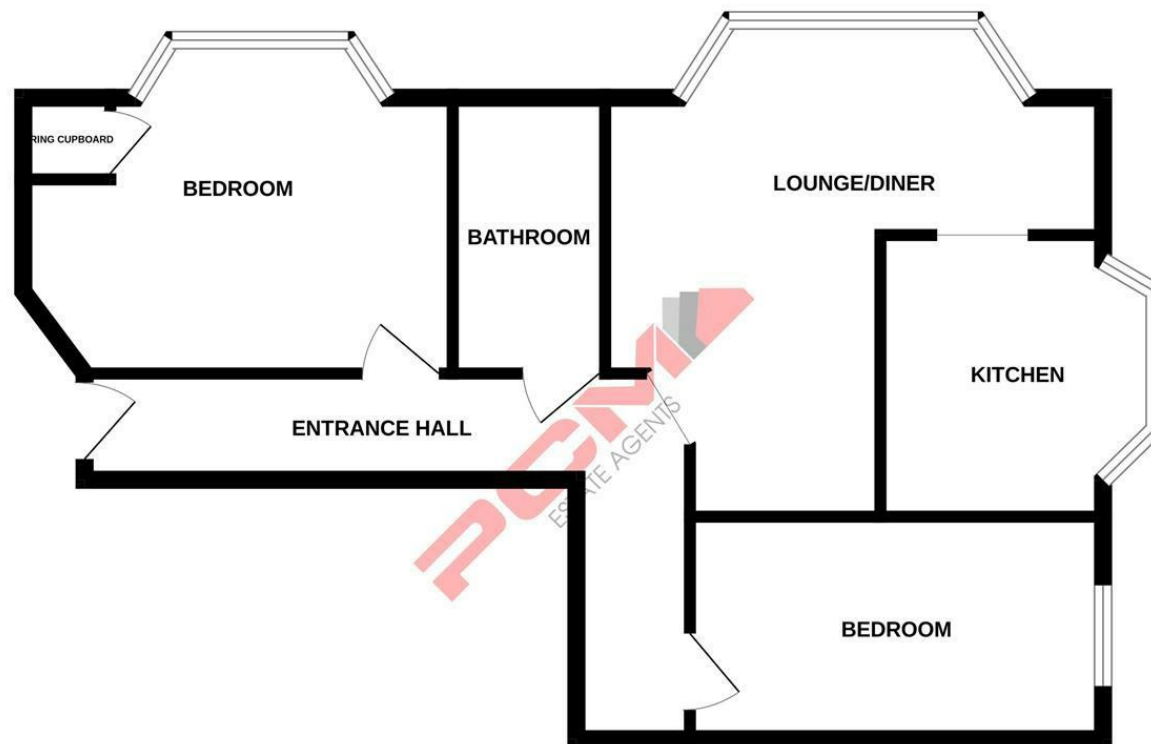
TENURE

We have been advised of the following by the vendor;

Lease: Approximately 99 years (TBC)

Annual Maintenance: £1800 (includes ground rent & buildings insurance)





TOTAL FLOOR AREA : 623 sq.ft. (57.9 sq.m.) approx.

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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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.

