



ESTATE AGENTS

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Offers In Excess Of £450,000

**** INVESTMENT OPPORTUNITY ****

PCM Estate Agents welcome to the market an opportunity to acquire this SUBSTANTIAL FIVE STOREY VICTORIAN BUILDING consisting of 3 ONE BEDROOM FLATS occupying the lower ground floor, hall floor and first floor, as well as a LARGE THREE BEDROOM MAISONETTE spanning the top two floors.

The one bedroom flats already have TENANTS IN SITU, whilst the maisonette comes with vacant possession. The property would expect to achieve approximately £38,000 PER ANNUM when each property is occupied.

This building represents the PERFECT INVESTMENT OPPORTUNITY for those looking to add to an existing portfolio. The property is IN NEED OF SOME MODERNISATION, there is currently electric heating and mainly double glazed windows. There is also the benefit of a GARDEN located at the rear of the building, accessible via the communal entrance hall and the basement flat.

Located on this sought-after road with central St Leonards, close to amenities. Please call the owners agents now to book your viewing and avoid disappointment.

BASEMENT FLAT

Private front courtyard, private wooden front door with glass frosted insert leading to:

PORCH

5'2 x 4'8 (1.57m x 1.42m)

Vinyl flooring, storage area, door leading to:

HALLWAY

15'7 x 4'6 (4.75m x 1.37m)

Part wood panelled, radiator, fire alarm, thermostat, wooden door leading to inner hall and door to:

LOUNGE-DINER

15'1 into bay x 13'10 max (4.60m into bay x 4.22m max)

Two radiators, cornicing, door too large storage cupboard, double glazed bay window to front aspect.

INNER HALL

16'8 x 6'1 (5.08m x 1.85m)

Storage cupboard, radiator.

JACK AND JILL SHOWER ROOM

11'7 x 4'11 (3.53m x 1.50m)

Double shower, wc, wash hand basin, part tiled surround, vinyl flooring, extractor fan, electric heater, door to:

BEDROOM

13'1 into bay 10'1 (3.99m into bay 3.07m)

Built in storage cupboards, door providing access to shower room, radiator, ceiling rose, picture rail, double glazed bay window to rear aspect overlooking the courtyard.

KITCHEN

11'10 x 6'4 (3.61m x 1.93m)

Two double glazed windows to side overlooking the courtyard, fitted with a range of eye and base level cupboards and drawers, inset sink, tiled flooring, tiled walls, electric oven with four ring electric hob, extractor fan, space for fridge freezer, plumbing and space for washing machine, radiator.

REAR PORCH/ UTILITY

5'2 x 5'4 (1.57m x 1.63m)

Space for appliance, vinyl flooring, radiator, double glazed frosted window to side and wooden door with frosted glass insert leading to:

REAR COURTYARD GARDEN

Paved, steps rising to an area of lawn, enclosed.

HALL FLOOR FLAT

Communal entrance hall, wooden private front door to:

ENTRANCE HALL

4'10 x 6'6 (1.47m x 1.98m)

Entry phone system, under stairs storage, built in storage cupboard.

LOUNGE-DINER

20'7 into bay x 13'10 max (6.27m into bay x 4.22m max)

Coving, picture rail, high skirting boards, storage heater, double glazed window to front aspect.

KITCHEN

8'3 x 6'4 (2.51m x 1.93m)

Double glazed part frosted window to rear aspect overlooking the garden, tiled surround, tiled flooring, eye and base level cupboards, electric cooker with electric hob, space and plumbing for washing machine, space for fridge freezer, inset sink.

BEDROOM

14'4 into bay x 10'11 max (4.37m into bay x 3.33m max)

Electric heater, high skirting boards, coving to ceiling, built in wardrobes, double glazed bay window overlooking the garden.

SHOWER ROOM

6'6 x 5'10 (1.98m x 1.78m)

Vinyl flooring, part tiled surround, wash hand basin, wc, extractor fan, electric heater, shower unit.

FIRST FLOOR FLAT

Communal entrance hall, stairs rising to the first floor, private front door to:

ENTRANCE HALL

Wall mounted entry phone system, high ceilings with cornicing, further door to:

INNER HALL

Storage, doors to:

LOUNGE-DINING ROOM

20' into bay x 13'5 narrowing to 8'11 (6.10m into bay x 4.11m narrowing to 2.74m)

Electric storage radiator, high ceilings with cornicing, picture rail, fireplace, high skirting, deep double glazed bay window to front aspect, door to shower room and further door to

KITCHEN

11'7 x 5'6 (3.53m x 1.68m)

Fitted with a range of eye and base level cupboards and drawers, worksurfaces, tiled splashbacks, space for electric cooker, space and plumbing for washing machine, space for under counter fridge freezer, space for small breakfast table, double glazed window to front aspect.

BEDROOM

15'4 into bay x 11'7 (4.67m into bay x 3.53m)

High ceilings with cornicing, picture rail, high skirting, electric storage radiator, built in wardrobe, deep double glazed bay window to rear aspect.

SHOWER ROOM

Wall mounted sink with tiled splashbacks, electric towel rail, door to main shower room with shower enclosure having electric shower, low level wc.

UPPER MAISONETTE

Communal front door leading to communal entrance hall with stairs rising to the

first floor, private front with stairs rising to a half-landing , double glazed window to rear aspect, further stairs rising to:

HALLWAY

Electric storage radiator, consumer unit for the electrics, stairs rising to upper floor accommodation.

LOUNGE-DINER

17'1 x 12'2 (5.21m x 3.71m)

High ceilings with cornicing, wood laminate flooring, television point, electric storage radiator, two double glazed windows to front aspect having partial views of the sea in between neighbouring properties.

KITCHEN-BREAKFAST ROOM

16'6 x 12'6 (5.03m x 3.81m)

Fitted with a matching range of eye and base level cupboards and drawers with worksurfaces over, space for electric cooker, space and plumbing for washing machine, space for tall fridge freezer. inset drainer-sink unit with mixer tap, electric storage radiator, part tiled walls, wood effect vinyl flooring, two double glazed windows to rear aspect.

BATHROOM

Large corner bath with tiled splashbacks, tiled flooring, wash hand basin, walk in shower enclosure, wc, tiled flooring, electric storage radiator, down lights, double glazed window with pattern glass to rear aspect.

LANDING

Range of built in storage, loft hatch providing access to loft space, airing cupboard housing immersion heater, Velux window, doors to:

BEDROOM

17'2 x 12'4 (5.23m x 3.76m)

Electric storage radiator, double glazed window to front aspect having pleasant views and partial views of the sea.

BEDROOM

14'8 x 12'7 (4.47m x 3.84m)

Electric storage radiator, built in cupboard, double glazed window to rear aspect.

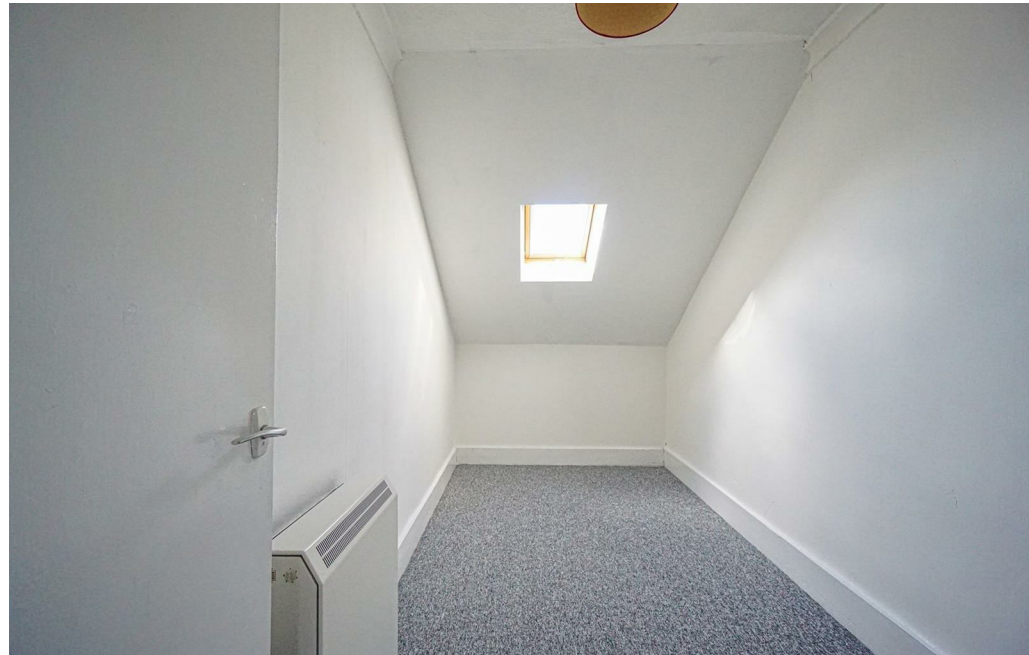
BEDROOM

13'4 x 6'6 (4.06m x 1.98m)

Electric storage radiator, partially coved ceiling, Velux style window to front aspect.

Council Tax Band: A

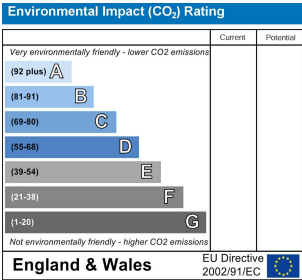
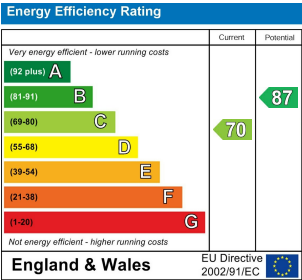








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