



ESTATE AGENTS

Flat 1, 27, Eversfield Place, St. Leonards-On-Sea, TN37 6BY

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Price £260,000

PCM Estate Agents welcome to the market an exciting opportunity to acquire this LOVELY WELL-PROPORTIONED ONE BEDROOM HALL FLOOR CONVERTED FLAT with a SHARE OF FREEHOLD, located directly on St Leonards SEAFRONT, affording LOVELY COASTAL VIEWS including views of Beachy Head and Hastings Pier.

The property is well-appointed and offers well-proportioned accommodation, retaining a lot of its original PERIOD FEATURES and CHARM, coupled with modern comforts including gas fired central heating and double glazing.

Upon entering the flat you are welcomed by a spacious entrance hall leading to a 17ft LOUNGE-DINING ROOM with DEEP BAY WINDOW allowing for those lovely views over the seafront, an OPEN PLAN MODERN KITCHEN with INTEGRATED APPLIANCES and BREAKFAST BAR SEATING AREA. In addition, there is a 13ft BEDROOM facing the rear and a lovely SHOWER ROOM. The property does benefit from HIGH CEILINGS offering a bright and airy feel.

Conveniently positioned within walking distance from central St Leonards with its vast range of amenities, including independent shops and eateries, whilst also being within easy reach of Warrior Square railway station with links to London.

This converted flat must be viewed to fully appreciate the space and position on offer, please call the owners agents now to book your appointment.

COMMUNAL FRONT DOOR

Leading to communal entrance hall, private front door to:

ENTRANCE HALL

High ceilings with down lights, radiator, wall mounted entry phone system, doors to:

LOUNGE-DINING ROOM

17'1 into bay x 16'5 (5.21m into bay x 5.00m)

Impressive room with 10'9 high ceiling, original ornate cornicing, ceiling rose with feature chandelier, double radiator, deep double glazed bay window and single opening door to front elevations, allowing for the most spectacular views

over St Leonards seafront and to the sea, also enjoying views to the Pier and to Beachy Head. Open plan to:

KITCHEN

8'8 x 8'6 (2.64m x 2.59m)

10'9 high ceiling, continuation of the ornate cornicing, pendant lighting over breakfast bar seating area, modern range of eye and base level cupboards and drawers with worksurfaces over and tiled splashbacks, four ring gas hob with waist level double oven and grill, inset sink with mixer tap, integrated tall fridge freezer, integrated washing machine, lovely views through the lounge-dining room and out to sea.

BEDROOM

13'9 x 10'5 (4.19m x 3.18m)

10'9 high ceiling, inset spotlights, double radiator, cupboard concealed boiler with storage above and below, feature wallpaper, double glazed window to rear aspect.

SHOWER ROOM

Comprising a walk-in shower, rain style shower head and hand-held shower attachment, pedestal wash hand basin with chrome mixer tap, dual flush low level wc, radiator, part tiled walls, wood laminate flooring, down lights, extractor for ventilation.

TENURE

We have been advised of the following by the vendor:

Share of Freehold - transferrable with the sale.

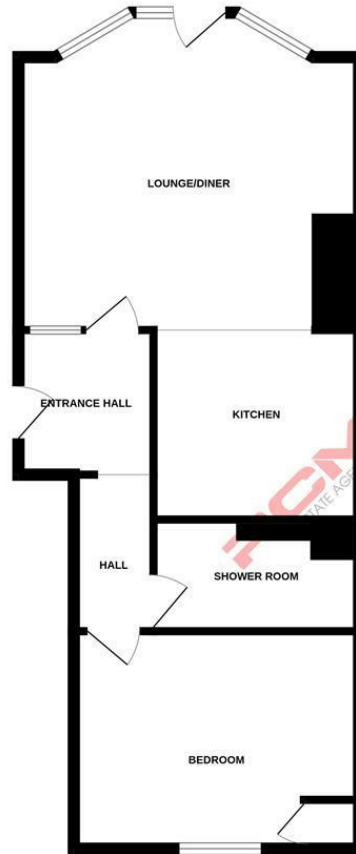
Lease: Approximately 998 years remaining.

Service Charge: Approximately £2750 per annum including Ground Rent.

Council Tax Band: A



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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		67	77
(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.