



**3 Avondale Court, Avondale Road, St. Leonards-On-Sea, TN38 0SB**

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**Offers In Excess Of £180,000**



PCM Estate Agents are delighted to present to the market an opportunity to secure this CHAIN FREE TWO BEDROOM PURPOSE BUILT APARTMENT conveniently positioned on this incredibly sought-after road within St Leonards with a GARAGE, its own PRIVATE SECTION OF GARDEN and a SHARE OF FREEHOLD.

Located in the sought after area of The Green with the nearby and popular Green Lawn Tennis club. Avondale Court is within walking distance to the beaches of Burton St Leonards and to Warrior Square station with good rail links to central London.

Inside you are greeted by a spacious entrance hall with ample storage space, an inner hall with access to a spacious LOUNGE-DINING ROOM with OPEN FIRE, KITCHEN-BREAKFAST ROOM, TWO GOOD SIZED DOUBLE BEDROOMS, a bathroom and a separate wc. The apartment is IN NEED OF MODERNISATION but offers the perfect opportunity for the eventual buyer to make their own. The apartment has the unique benefit of a GARAGE and a PRIVATE SECTION OF REAR GARDEN.

Positioned on a quiet, no through road, within easy reach of a vast range of amenities, please call the owners agents now to book your viewing.

#### **COMUNAL FRONT DOOR**

Leading to communal entrance hall, stairs rising to the first floor, external locked cupboard, private front door to:

#### **ENTRANCE HALL**

Built in storage, radiator, coving to ceiling, further door opening to:

#### **HALL**

Large storage cupboard, loft hatch providing access to loft space, wall mounted thermostat control for gas fired central heating.

#### **LOUNGE-DINER**

16'3 max x 14'7 (4.95m max x 4.45m)

Coving to ceiling, radiator, fireplace with working open fire, double glazed window to rear aspect.

#### **KITCHEN**

12'6 x 9' (3.81m x 2.74m)

Measurement excludes door recess. Fitted with a matching range of eye and base level cupboards and drawers with worksurfaces over, space for gas cooker, space for tall fridge freezer, pantry style cupboard, wall mounted boiler, dual aspect room with double glazed windows to front and side elevations.

#### **BEDROOM**

12'8 x 11'8 (3.86m x 3.56m)

Coving to ceiling, radiator, double glazed window to side aspect.

#### **BEDROOM**

12'8 x 11'4 (3.86m x 3.45m)

Measurement excludes door recess. Radiator, coving to ceiling, double glazed window to side aspect.

#### **BATHROOM**

Panelled bath, vanity enclosed wash hand basin, radiator, coving to ceiling, double glazed obscured glass window to front aspect.

#### **SEPARATE WC**

Low level wc, coving to ceiling, double glazed window to front aspect.

#### **GARAGE**

Located in a block with up and over door.

#### **OUTSIDE SPACE**

Laid to lawn, open to the communal parking.

#### **TENURE**

We have been advised of the following by the vendor:

Share of Freehold - Transferrable with the sale.

Lease: 999 years from 1961- Approximately 935 years remaining.

Service Charge: 25% share of maintenance and insurance

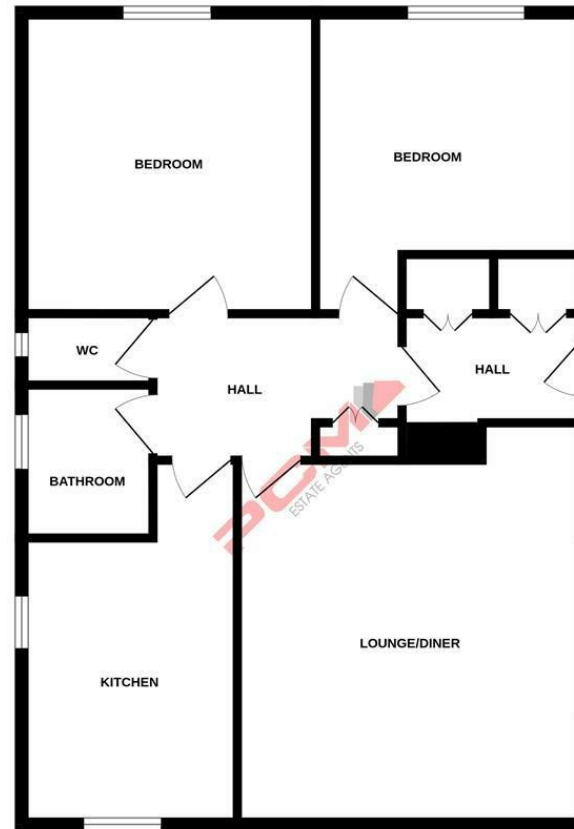
Pets: Not allowed

Letting: 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 operability or efficiency can be given.  
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