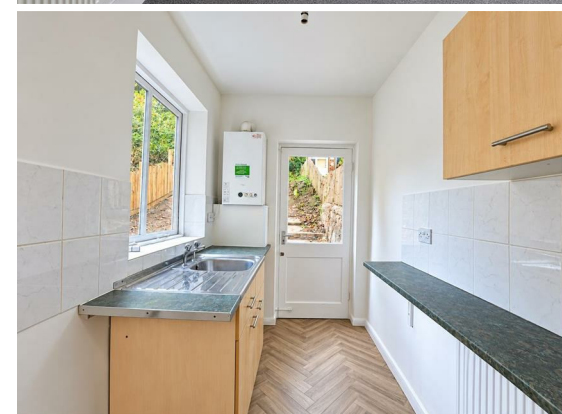




Garden Flat 63, Southwater Road, St. Leonards-On-Sea, TN37 6JR

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

Offers Over £150,000

PCM Estate Agents welcome to the market this CHAIN FREE GARDEN FLAT with ONE BEDROOM and a PRIVATE REAR GARDEN. Conveniently located just moments away from Warrior Square railway station with convenient links to London and central St Leonards with a vast range of amenities including shops, eateries, cafe's and the seafront & promenade.

Occupying the HALL FLOOR of this OLDER STYLE VICTORIAN BUILDING, with NEW CARPETS, RECENT DECORATION, gas central heating and double glazing. Accommodation comprises a lounge, kitchen, BEDROOM and SHOWER ROOM. The property also has the benefit of a PRIVATE REAR GARDEN that is in need of cultivation.

Viewing comes highly recommended, please call the owners agents now to book your viewing.

COMMUNAL FRONT DOOR

Leading to communal entrance hall, with private front door to:

ENTRANCE HALL

Radiator, large storage cupboard, wall mounted thermostat control for gas fired central heating, doors to:

LOUNGE

16' narrowing to 13' x 13'5 (4.88m narrowing to 3.96m x 4.09m)
High skirting, radiator, high ceilings with cornicing, newly carpeted, double glazed replacement sash bay window to front aspect.

KITCHEN

11' x 5'7 (3.35m x 1.70m)
Fitted with a range of eye and base level cupboards and drawers, worksurfaces, inset drainer-sink unit, space and plumbing for washing machine, space for tall fridge freezer, space for gas cooker, wall mounted boiler, part tiled walls, wood effect vinyl flooring, radiator, window to side aspect and door opening to a private rear garden.

BEDROOM

11'4 into bay x 11'6 (3.45m into bay x 3.51m)
High skirting, radiator, high ceiling with partial cornicing, deep double glazed sash bay window to rear aspect with views over the garden.

BATHROOM

Panelled bath, low level wc, pedestal wash hand basin with mixer tap and tiled splashbacks, part tiled walls, radiator, extractor for ventilation.

REAR GARDEN

In need of some cultivation but offering plenty of space for the garden enthusiast. The garden has ample space for a garden studio/ large shed.

TENURE

We have been advised of the following by the vendor:

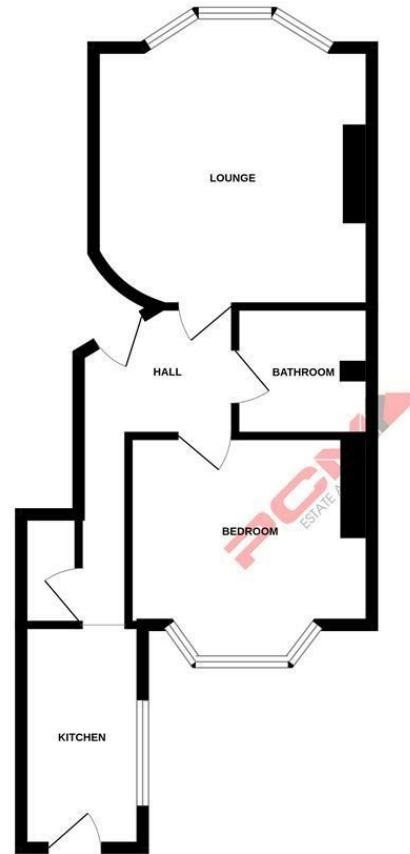
Lease: New 999 year lease upon completion

Service Charge: Approximately £615 per annum.

Ground Rent: Peppercorn



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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