PCM ESTATE AGENTS

Maisonette 43, Eversfield Place, St. Leonards-On-Sea, TN37 6DB

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Tel: 01424 839111

Price £400,000

PCM welcome to the market a RARE & EXCITING OPPORTUNITY to acquire this SPACIOUS THREE/ FOUR BEDROOM MAISONETTE arranged over THREE FLOORS with STUNNING VIEWS and adaptable accommodation with a LOUNGE, separate DINING ROOM, kitchen and TWO BATHROOMS.

The property is situated on St Leonards seafront with the most SPECTACULAR VIEWS over St Leonards promenade and out to sea. Conveniently positioned within easy reach of central St Leonards, with a vast range of amenities on your doorstep.

This is an exciting opportunity to acquire such a SUBSTANTIAL MAISONETTE in a PRIME SEAFRONT LOCATION. The property is is good order with column style radiator's throughout, offering a blend of CHARACTER and MODERN COMFORTS, with a BALCONY.

Upon entering the maisonette, you find a spacious entrance hall, inner hallway, LIVING ROOM and SNUG, with BI-FOLD doors from the living room onto a BALCONY with LOVELY SEA VIEWS. To the second floor there is a LARGE DINING ROOM, with those stunning sea views, opening onto the kitchen, and a large bathroom with bath and shower. To the third floor there are THREE WELL-PROPORTIONED BEDROOMS, two of which have sea views, and a lovely bathroom.

Viewing comes highly recommended for anyone seeking a SUBSTANTIAL MAISONETTE with SEA VIEWS and adaptable accommodation in the heart of St Leonards.

COMMUNAL FRONT DOOR
Leading to the communal entrance hall with stairs rising to the first floor, private front door to:

ENTRANCE HALL
Large with column style radiator, two double glazed windows to side aspect, high ceiling with cornicing, tiled flooring laid in a herringbone pattern, double glazed door to rear aspect opening to an external staircase, wall mounted entry phone system, stairs rising to:

HALLWAY
Elegant staircase rising to the upper floor accommodation, three internal borrowed light windows allowing light to flow in from the lounge and snug rooms, column style radiator, high ceilings with cornicing.

LIVING ROOM
19'3 x 15'9 (5.87m x 4.80m)
Exposed wooden floorboards, fireplace, column style radiator, high ceiling with cornicing, ceiling rose, television point, double glazed window and double glazed bi-folding doors to front aspect providing access to a balcony with metal balustrade and sea views beyond.

SNUG/ RECEPTION ROOM
14'2 x 12'7 (4.32m x 3.84m)
Exposed wooden floorboards, two column style vertical radiators, high ceiling with cornicing, double glazed window to rear aspect.

LANDING
Half landing with exposed wooden floorboards, double glazed window to side aspect, door to bathroom/ shower room and a few steps up to the main area of landing with column style radiator, exposed wooden floorboards, further entry phone system, coving to ceiling, further stairs to upper floor accommodation.

DINING ROOM
18'8 x 16'7 (5.69m x 5.05m)
Exposed wooden floorboards, two vertical column style radiators, high skirting, high ceiling with cornicing, three double glazed windows to front aspect with lovely views over the sea, door to:

KITCHEN
13'7 x 12' (4.14m x 3.66m)
Fitted with a matching range of eye and base level cupboards and drawers with worksurfaces over, electric cooker with double oven and grill, space for tall fridge freezer, space and plumbing for washing machine and dishwasher, wall mounted cupboard concealed boiler, inset drainer-sink unt with mixer tap, part tiled walls, double hglazed window to rear aspect.

BATHROOM/ SHOWER ROOM
Large corner bath with mixer tap and shower attachment, separate walk-in

shower enclosure with chrome shower fixing, waterfall style shower head and hand-held shower attachment, low level wc, pedestal wash hand basin, wall mounted column style radiator, part tiled walls, tiled flooring, extractor fan, down lights, double glazed window with obscured glass to side and rear aspects.

LANDING
Exposed wooden floorboards, loft hatch, double glazed frosted glass window to rear aspect, further entry phone system, doors to:

BEDROOM
15'8 x 11'5 (4.78m x 3.48m)
Exposed wooden floorboards, coving to ceiling, built in cupboard, column style radiator, two double glazed windows to front aspect with views over the sea.

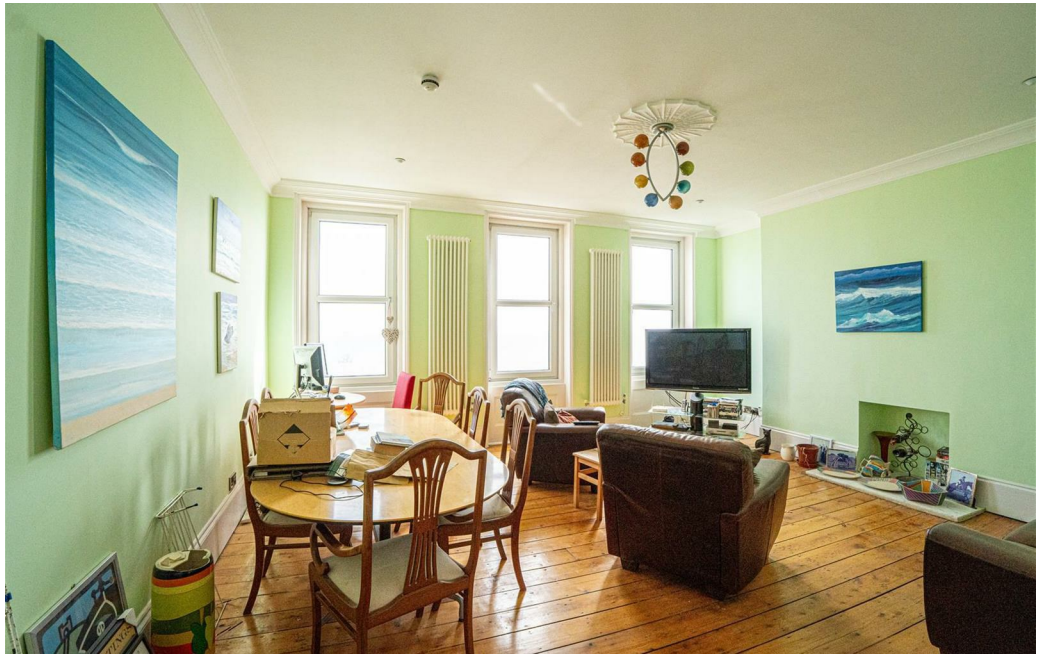
BEDROOM
12'7 x 9' narrowing to 6'8 (3.84m x 2.74m narrowing to 2.03m)
Exposed wooden floorboards, coving to ceiling, double glazed window to rear aspect.

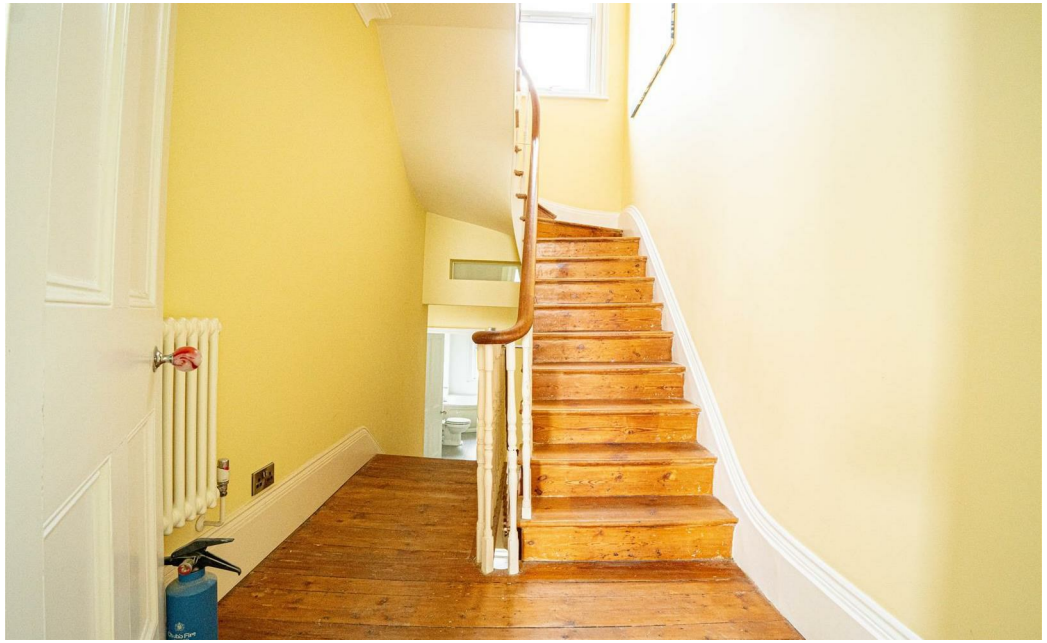
BEDROOM
11'2 x 8'4 (3.40m x 2.54m)
Exposed wooden floorboards, coving to ceiling, column style radiator, double glazed window to front aspect with sea views.

BATHROOM
Panelled bath with mixer tap and shower attachment, with electric shower over bath, pedestal wash hand basin, low level wc, tiled walls, extractor for ventilation, down lights, heated towel rail.

TENURE
We have been advised of the following by the vendor:
50% Share of Freehold - transferrable with the sale.
Lease: Approximately 943 years remaining.
Service Charge: As & when required, 60% towards any costs.
Ground Rent: £1 per annum.

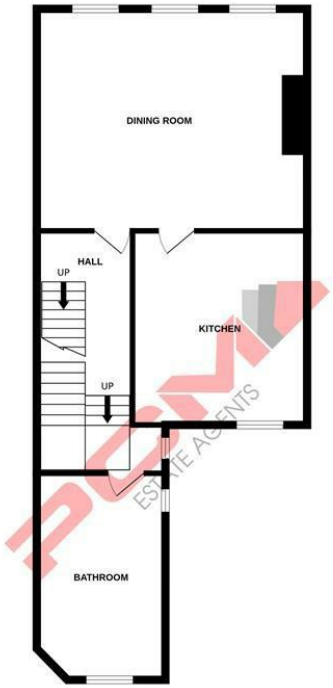
Council Tax Band: C



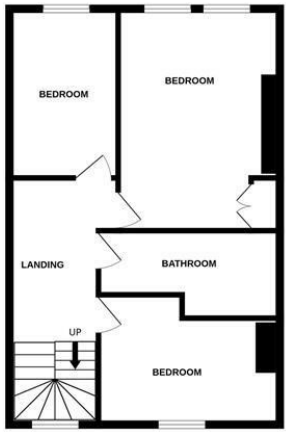


GROUND FLOOR

1ST FLOOR



2ND 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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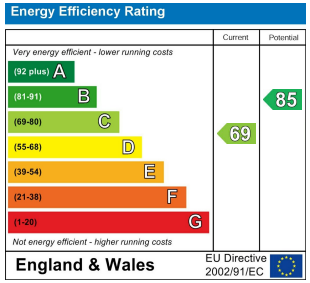

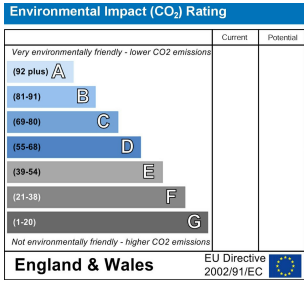

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