



12 Archery Court, Archery Road, St. Leonards-on-sea, TN38 0HZ

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

Price £200,000

PCM Estate Agents are delighted to present to the market an opportunity to secure this FIRST FLOOR PURPOSE BUILT TWO BEDROOMED APARTMENT offered to the market CHAIN FREE and with a SHARE OF FREEHOLD. Conveniently positioned within Burton St Leonards, with a BALCONY and LOVELY SEA VIEWS. The property also has the benefit of as GARAGE in a block to the rear of the building, gas fired central heating and double glazing.

Inside, the property offers accommodation comprising an entrance hall, LOUNGE-DINER with access onto the BALCONY, TWO DOUBLE BEDROOMS, MODERN KITCHEN & BATHROOM.

The apartment is conveniently positioned within easy reach of St Leonards Gardens, the seafront & promenade and within easy reach of central St Leonards with its vast range of artisan shops & cafes. Please call the owners agents now to book your viewing to avoid disappointment.

COMMUNAL FRONT DOOR

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

ENTRANCE HALL

Spacious with radiator, wall mounted entry phone system, storage cupboard, telephone point.

LOUNGE-DINER

15'3 x 11'10 (4.65m x 3.61m)

Radiator, wooden fireplace with tiled hearth, telephone point, double glazed window and door to front aspect with lovely views extending down Archery Road and out to sea, door providing access to:

BALCONY

Full width with glass and metal safety balustrade, ample outside space for bistro style table and chairs, with views extending down Archery Road to the sea.

KITCHEN

10'11 x 7' (3.33m x 2.13m)

Fitted with a matching range of eye and base level cupboards and drawers with

worksurfaces over, four ring electric hob with oven below and extractor over, inset drainer-sink unit with mixer tap, wall mounted Worcester boiler, space for tall fridge freezer, space and plumbing for washing machine, part tiled walls, wood effect laminate flooring, double glazed window to rear aspect.

BEDROOM ONE

11'8 x 11'7 (3.56m x 3.53m)

Radiator, double glazed window to front aspect with lovely sea views extending down Archery Road.

BEDROOM TWO

15'1 x 9'3 (4.60m x 2.82m)

Radiator, double glazed window to rear aspect.

BATHROOM

Panelled bath with mixer tap, electric shower over bath, glass shower screen, chrome ladder style heated towel rail, pedestal wash hand basin, low level wc, part tiled walls, wood laminate flooring, double glazed obscured glass window to rear aspect.

GARAGE

Located in a block.

TENURE

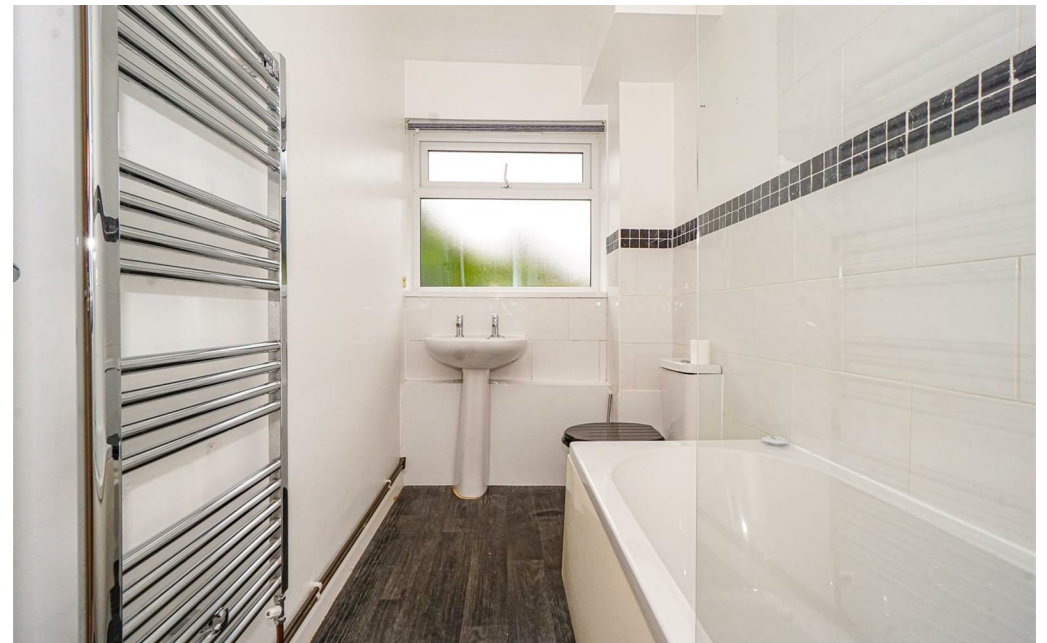
We have been advised of the following:

Share of Freehold

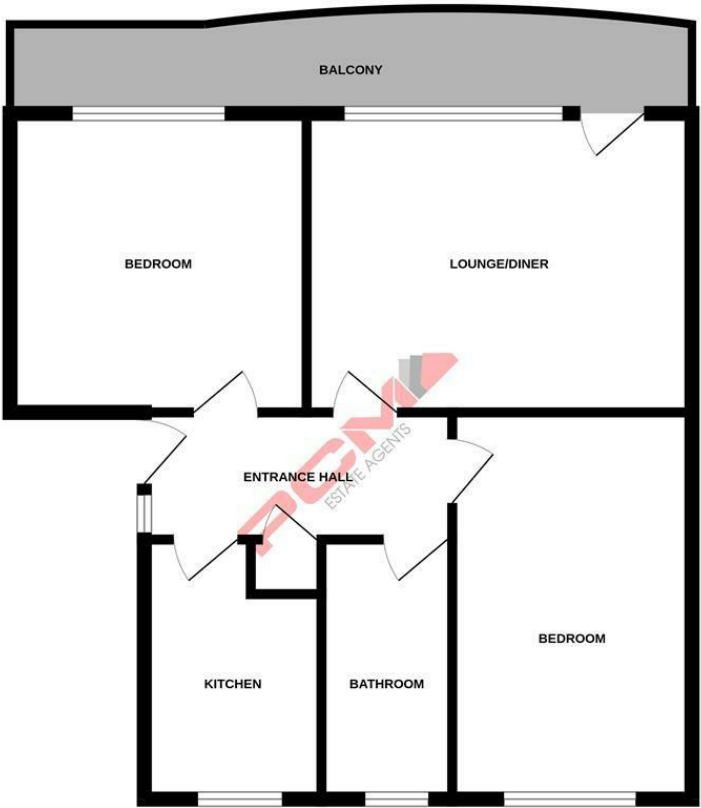
Lease: 117 years remaining

Service Charge: £1600 per annum

Ground Rent: £0



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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