



ESTATE AGENTS

**9 The Briers, Old Roar Road, St Leonards-On-Sea, TN37
7HX**

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Price £265,000

PCM Estate Agents present to the market CHAIN FREE this incredibly spacious TWO DOUBLE BEDROOM APARTMENT with distant SEA VIEWS and a SHARE OF FREEHOLD, forming part of this PURPOSE BUILT BUILDING with a GARAGE, electric central heating and double glazed windows.

The property is located on the FIRST FLOOR and can be accessed via LIFT OR STAIRS. There is a spacious entrance hall with AMPLE STORAGE SPACE, a TRIPLE ASPECT LOUNGE-DINING ROOM, modern kitchen, TWO DOUBLE BEDROOMS, bathroom and a separate SHOWER ROOM. The property also benefits from a BALCONY with PLEASANT TOWNSCAPE VIEWS, including views of the sea and Beachy Head.

In addition to the ample storage within the apartment, there is also an EXTERNAL STORAGE UNIT, offering an ideal space to store bikes etc.

Conveniently positioned within easy reach of amenities in the area. Viewing comes highly recommend, please call the owners agents now to book your viewing.

COMMUNAL FRONT DOOR

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

ENTRANCE HALL

Spacious with built in storage, coving to ceiling, radiator, telephone point, wall mounted entry phone system, wall mounted thermostat control for gas fired central heating.

TRIPLE ASPECT LOUNGE-DINER

19'2 x 13'3 (5.84m x 4.04m)

Double glazed window to side aspect with pleasant townscape view, double glazed window to rear aspect with far reaching views, views of the sea and beachy head, double glazed door opening to the side providing access to the balcony, two radiators, television point, coving to ceiling.

KITCHEN

11'3 x 9'10 (3.43m x 3.00m)

Modern and built with a matching range of eye and base level cupboards and drawers with worksurfaces over and tiled splashbacks, inset drainer-sink unit with mixer tap, electric hob with double oven and grill below, extractor fan, integrated appliances including an under counter fridge, under counter freezer and a

washing machine, cupboards and drawers fitted with soft close hinges, offering practical built in storage, double glazed window to rear aspect having pleasant townscape views, including views of the sea and to Beachy Head.

BEDROOM

14'8 x 12' (4.47m x 3.66m)

Coving to ceiling, radiator, built in wardrobes, double glazed door to side aspect opening onto the balcony, double glazed window to rear aspect with some nice townscape views, including views of the sea and to Beachy Head.

BEDROOM

11'3 x 9'5 (3.43m x 2.87m)

Coving to ceiling, radiator, built in wardrobes, double glazed window to rear aspect with views of the sea and to Beachy Head.

BATHROOM

Panelled bath with chrome mixer tap, dual flush low level wc, vanity enclosed wash hand basin with chrome mixer tap, coving to ceiling, part tiled walls, tiled flooring, radiator, extractor fan, shaver point.

SHOWER ROOM

Low level wc, vanity enclosed wash hand basin with mixer tap, walk in shower enclosure with electric shower, part tiled walls, tiled flooring, radiator, coving to ceiling, shaver point.

BALCONY

Good size and offering ample space for Bistro style table & chairs and for potted plants. The balcony connects the master bedroom to the open plan lounge-diner and enjoys lovely views to the sea and Beachy Head.

EXTERNAL STORAGE UNIT

Ideal for storing bikes etc.

GARAGE

Up and over door.

TENURE

We have been advised of the following by the vendor:

Share of Freehold - transferrable with the sale.

Lease: Approximately 147 years

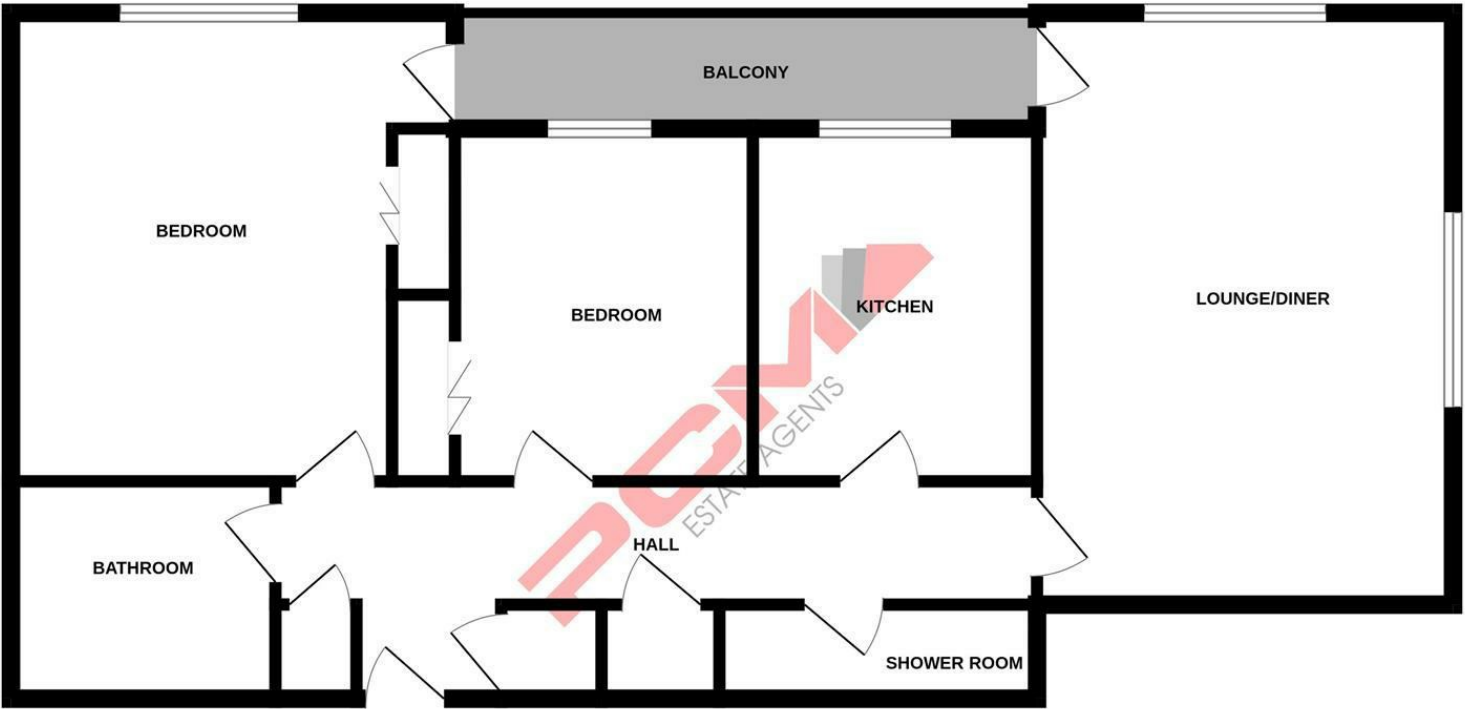
Service Charge: Approximately £2878 per annum.

Ground Rent: £25 per annum

Council Tax Band: B



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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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.

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