



14 The Briers, Old Roar Road, St. Leonards-On-Sea, TN37 7HX

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Price £250,000

PCM Estate Agents are delighted to present to the market an opportunity to secure this spacious TWO BEDROOM APARTMENT situated on the SECOND FLOOR of this PURPOSE BUILT BLOCK with a SHARE OF FREEHOLD, within this highly sought-after location. Located within walking distance of the picturesque Alexandra Park and within easy access of local bus routes providing access to Hastings town centre.

Accommodation comprises a spacious entrance hall with storage cupboard and airing cupboard, a 22ft LOUNGE-DINER with DUAL ASPECT windows providing views out towards Beachy Head, MODERN FITTED KITCHEN, TWO DOUBLE BEDROOMS, bathroom and a separate SHOWER ROOM. Further benefits include gas fired central heating and double glazing throughout, as well as a GARAGE located in a block with an outside store. There is also access to the COMMUNAL GARDENS.

Please contact the owners agents now to avoid disappointment.

COMMUNAL ENTRANCE LOBBY

Lift and stairs rising to the second floor, private front door opening to:

SPACIOUS ENTRANCE HALLWAY

Radiator, telephone entry system, wall mounted thermostat, additional walk in storage cupboard, ample space for storage with additional hanging space and shelving above, airing cupboard housing the hot water tank, door opening to:

LOUNGE-DINER

22'7 x 134 (6.88m x 40.84m)

Radiator, dual aspect with double glazed windows to side and rear aspects providing pleasant views across the surrounding rooftops and out towards Beachy Head, frosted double glazed door opening up onto the balcony.

KITCHEN

11'2 x 9'2 (3.40m x 2.79m)

Fitted with a range of eye and base level units with ample countertop space, four ring electric hob with eye level electric oven, space and plumbing for washing machine, space and plumbing for dishwasher, space for tumble dryer, space for tall fridge freezer, wall mounted gas boiler, part tiled walls, inset one & 1/2 bowl inset sink with mixer tap, double glazed window to rear aspect

providing pleasant views over the surrounding rooftops and out towards Beachy Head.

BEDROOM

15'5 x 12'1 (4.70m x 3.68m)

Built in wardrobe with hanging space and shelving above, radiator, double glazed window to rear aspect providing pleasant views towards Beachy Head, frosted double glazed door opening up onto the balcony.

BEDROOM

13'3 x 9'6 (4.04m x 2.90m)

Built in wardrobes, radiator, double glazed window to rear aspect providing an outlook over the balcony, surrounding rooftops and to Beachy Head.

BATHROOM

P shaped panelled bath with mixer tap and shower attachment over, low level dual flush wc, wash hand basin with vanity mirror above, chrome heated towel rail, tiled walls, extractor fan.

SHOWER ROOM

Walk in shower cubicle with waterfall style shower head, wash hand basin with vanity mirror above, low level wc, chrome heated towel rail, part tiled walls, tiled flooring and extractor fan.

BALCONY

Space to enjoy the summer's evening and also provides views over the surrounding rooftops and views out to Beachy Head.

GARAGE

Located in a block, with up and over door.

OUTSIDE

Access to the communal gardens.

TENURE

We have been advised of the following by the vendor:
Share of Freehold - transferrable with the sale.
Lease: Approximately 146 years remaining.
Service Charge: TBC

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, structures and fixtures 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			
EU Directive 2002/91/EC			
England & Wales			

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			
EU Directive 2002/91/EC			
England & Wales			