

ESTATE AGENTS

**Flat 2, 13, Magdalen Road, St. Leonards-On-Sea, TN37
6EG**

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Offers In Excess Of £50,000

PCM Estate Agents welcome to the market this STUDIO APARTMENT with a LENGTHY LEASE, located within easy reach of amenities. Offered to the market CHAIN FREE.

Service Charge: As & When 25% of any costs.
Ground Rent: £0

Located on the FIRST FLOOR and comprising an entrance hall, 16ft RECEPTION ROOM/ BEDROOM, separate kitchen and a SHOWER ROOM. The property has the benefit of a lengthy lease in excess of 150 YEARS.

Located on this sought-after road within St Leonards, close to Warrior Square train station and within easy reach of Kings Road and Norman Road with their vast range of local amenities and of course St Leonards seafront.

COMMUNAL FRONT DOOR

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

ENTRANCE HALL

Double glazed window to side aspect, few steps down leading to the reception room/ bedroom, separate door leading to the kitchen and shower room.

RECEPTION/ BEDROOM

16'9 max barrowing to 13'8 x 12'6 narrowing to 8'8 (5.11m max barrowing to 4.17m x 3.81m narrowing to 2.64m)

Dual aspect room with double glazed windows to both side elevations, television point.

KITCHEN

6'6 x 5' (1.98m x 1.52m)

Range of base level cupboards and drawers set beneath worksurfaces, stainless steel sink with mixer tap, further wall, mounted cupboards, built in storage cupboards, part tiled walls, double glazed window to side aspect.

SHOWER ROOM

Walk in shower with electric shower, pedestal wash hand basin, low level wc, extractor fan for ventilation, double glazed window to side aspect.

TENURE

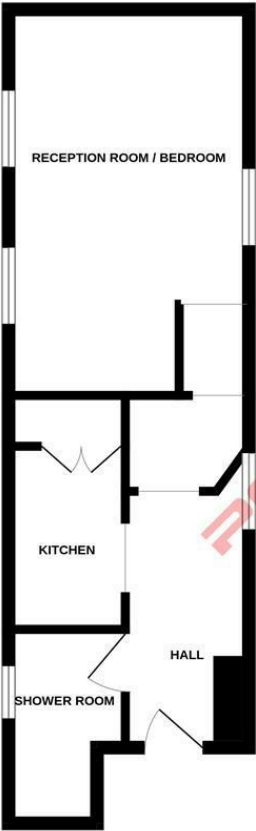
We have been advised of the following by the vendor:

Lease: Approximately 152 years

Council Tax Band: A



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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