



**Flat 2, 26, The Green, St. Leonards-On-Sea, TN38 0SU**

Web: [www.pcmestateagents.co.uk](http://www.pcmestateagents.co.uk)  
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**Offers In Excess Of £160,000**



Located in this highly sought-after region of Burton St Leonards is this exceptionally well-presented ONE DOUBLE BEDROOMED GROUND FLOOR APARTMENT benefitting from a SHARE OF FREEHOLD, LENGTHY LEASE and an ALLOCATED PARKING SPACE.

The property is beautifully presented throughout boasting SPACIOUS ACCOMMODATION comprising a PRIVATE ENTRANCE leading to porch, large entrance hallway, 18ft LOUNGE-DINER, 13ft MODERN FITTED KITCHEN, one DOUBLE BEDROOM with built in wardrobes and a modern fitted bathroom suite.

Viewing comes highly recommended for those seeking a BEAUTIFUL APARTMENT in a sought after tree lined road within Burton St Leonards. Please call the owners agent now to book your immediate viewing to avoid disappointment.

#### **PRIVATE FRONT DOOR**

Leading to;

#### **PORCH**

Double glazed window to front aspect, door to;

#### **SPACIOUS ENTRANCE HALLWAY**

Storage cupboard, two radiators, inset ceiling spotlights, door to;

#### **LOUNGE-DINER**

18'4 x 10'9 (5.59m x 3.28m)

Double glazed windows to side aspect, radiator, double glazed window to front aspect.

#### **KITCHEN**

13'4 max x 7'10 (4.06m max x 2.39m)

Modern and fitted with a range of eye and base level units with worksurfaces over, four ring gas hob with extractor above, integrated oven, fridge freezer, integrated dishwasher, washing machine, space for tumble dryer, stainless steel inset sink with mixer tap, double glazed window to side aspect, part tiled walls, inset ceiling spotlights.

#### **BEDROOM**

17'2 max x 11'10 max (5.23m max x 3.61m max )

Built in wardrobes with sliding doors, double glazed windows to both side aspects, radiator, storage built into recess,

#### **BATHROOM**

Panelled bath with mixer tap and rainfall style shower attachment, wash hand basin with storage below, wc, storage cupboard, heated towel rail, vinyl flooring, double glazed obscured window to side aspect.

#### **TENURE**

We have been advised of the following by the vendor;  
Share of Freehold - transferrable with the sale of the property.

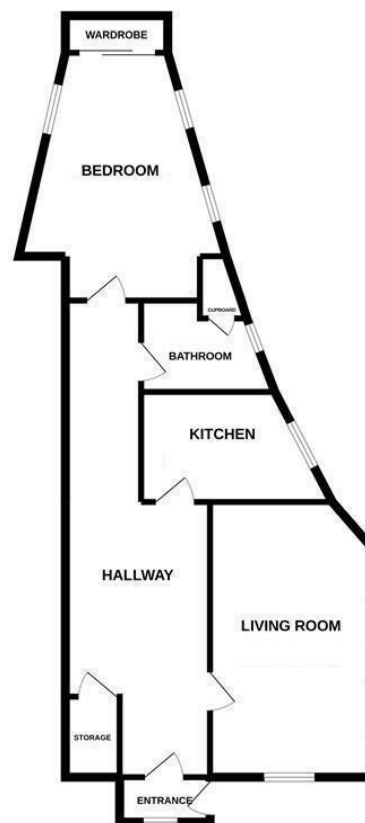
Lease: 941 years

Maintenance: As & When

Building Insurance: £250 per annum



GROUND FLOOR  
743 sq.ft. (69.1 sq.m.) approx.



THE GREEN  
TOTAL FLOOR AREA: 743 sq.ft. (69.1 sq.m.) approx.  
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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