



ESTATE AGENTS

15 Buttercup Court, Bluebell Gardens, St. Leonards-On-Sea, TN38 0GQ

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

Price £150,000

PCM Estate Agents are delighted to present to the market this ONE BEDROOMED PURPOSE BUILT FLAT located in this sought-after West St Leonards development offered to the market CHAIN FREE.

Located on the TOP FLOOR of this PURPOSE BUILT BUILDING the apartment offers accommodation comprising an entrance hall with AMPLE BUILT IN STORAGE SPACE, GOOD SIZED LOUNGE-DINING ROOM which is partially open plan onto a MODERN KITCHEN, LARGE DOUBLE BEDROOM and a MODERN BATHROOM. The property also benefits from double glazed windows.

Located within reach of amenities, this property is ideal for first time buyers. Please call the owners agents now to book your immediate viewing to avoid disappointment.

COMMUNAL FRONT DOOR

Leading to;

COMMUNAL ENTRANCE HALL

Staircase rising to:

THIRD FLOOR (TOP FLOOR)

Private front door to:

ENTRANCE HALL

Three storage cupboards, radiator, entry phone, access to loft space.

LOUNGE

14'0" x 12'1" (4.27m x 3.68m)

Two radiators, LTV flooring laid in herringbone pattern, double glazed window to the side.

KITCHEN

11'1" x 6'5" (3.38m x 1.96m)

Fitted and comprising single drainer sink unit with cupboards under, matching range of modern wall and base units, work surfaces, partly tiled walls, built in double oven with gas hob and cooker hood over, plumbing for washing machine, further appliance space, wall mounted gas fired combination boiler, double glazed window to the rear.

BEDROOM

14'5" x 8'7" (4.39m x 2.62m)

Radiator, two double glazed windows to the side.

BATHROOM

Comprising panelled bath with shower unit over, tiled surround, pedestal wash basin, low level wc, radiator, extractor fan.

OUTSIDE

To the front of the property there is an allocated parking space and also an allocated storage cupboard.

TENURE

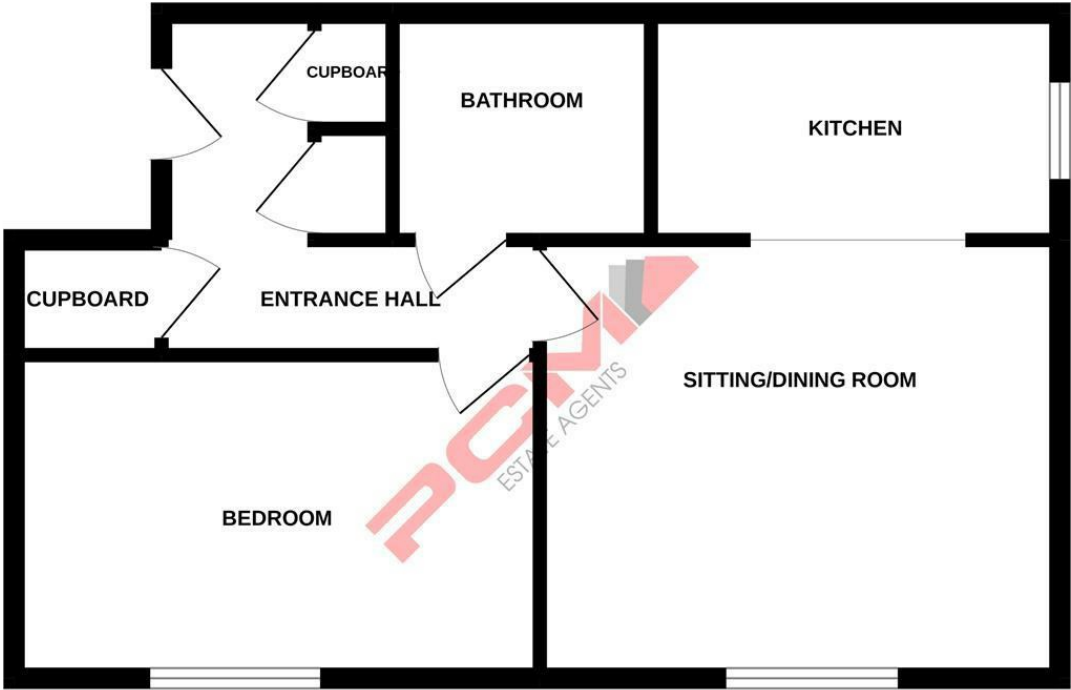
We have been advised by the vendor of the following:

Lease: Approximately 106 years remaining.

Service Charge: TBC



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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