







PCM
ESTATE AGENTS

Flat 2, 35, Warrior Square, St. Leonards-On-Sea, TN37 6BG

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Tel: 01424 839111

Price £175,000

PCM Estate Agents are delighted to present to the market an opportunity to acquire this NEWLY REFURBISHED, GROUND FLOOR, ONE BEDROOM APARTMENT, set within this converted VICTORIAN RESIDENCE and retaining a WEALTH OF ORGINAL FEATURES including CORNICING, ORGINAL HIGH SKIRTING BOARDS, CEILING ROSE and MARBLE FIREPLACE. Offered to the market CHAIN FREE.

Accommodation comprises a BAY FRONTED LOUNGE-DINER with views over the square and to the sea, MODERN KITCHEN, ONE DOUBLE BEDROOM, a newly fitted SHOWER ROOM and a SEPARATE WC.

Ideally located in central St Leonards, the apartment is within easy walking distance of Warrior Gardens, Warrior Square railway station and a wide variety of independent shops, cafes and eateries.

Early viewing comes highly recommended to fully appreciate all that this NEWLY RENOVATED APARTMENT has to offer. Please call the owners agents now to book your viewing and avoid disappointment.

COMMUNAL ENTRANCE
Into communal entrance hall, with entry telephone system, private front door opening to:

ENTRANCE HALL
Entry phone system, electric radiator, opening to:

LOUNGE-DINER
25'3 max into bay x 15'8 (7.70m max into bay x 4.78m)
Two electric radiators, feature marble fireplace, original high skirting boards, cornicing and ceiling rose, door to separate wc, large single glazed bay window to front aspect overlooking the gardens and providing a sea view.

KITCHEN
8'7 x 6'5 (2.62m x 1.96m)
Comprising a range of eye and base level units, four ring electric hob with extractor above and electric oven below, space and plumbing for washing machine, inset sink with mixer tap, part tiled walls, extractor fan.

SEPARATE WC
Comprising a dual flush wc and wash hand basin.

BEDROOM
12'9 x 9'9 (3.89m x 2.97m)
Electric radiator, cornicing, large single glazed window to rear aspect, door to;

NEWLY FITTED SHOWER ROOM
Electric walk-in double shower, low level dual flush wc, electric radiator, wash hand basin with mixer tap and storage beneath, vanity mirror, frosted dingle glazed window to side aspect.

TENURE
We have been advised of the following by the vendor:
Lease: 150 years upon completion.
Service Charge: Approximately £600 per annum.
Ground Rent: Approximately £200 per annum.

Council Tax Band: A





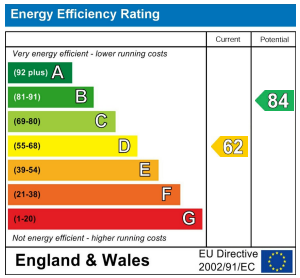


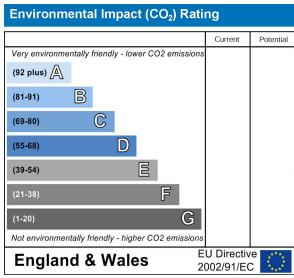


GROUND FLOOR



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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