



55 Lovat Mead, St Leonards-on-Sea,
East Sussex TN38 8EH



PROPERTY DESCRIPTION

This 2 bedroom purpose built ground floor flat situated on the outskirts of St Leonards has been recently updated with a modern kitchen with appliances, modern bathroom, gas boiler and radiators, double glazing and parking space. EPC-C

FEATURES

- 2 Bedroom Ground Floor Flat
- Refitted Kitchen and Bathroom
- Gas Boiler and Radiators
- Double Glazed
- Exceptional Standard
- Car Park Space
- Viewing Advised To Fully Appreciate This Wonderful Home
- Council Tax Band A





ROOM DESCRIPTIONS

Entrance

Communal front door with entry phone system leading to the entrance hall, private front door with security spy hole leading to private entrance hall, entry phone handset, recessed shelved storage area, radiator, large built-in storage cupboard with shelving.

Sitting Room

14' 9" x 10' 3" (4.50m x 3.12m) Double glazed window overlooking the front of the property with a southerly aspect, radiator, television point, wood effect flooring.

Open Plan Kitchen

13' 10" x 5' 8" (4.22m x 1.73m) Newly re-fitted with single bowl sink unit with mixer tap with cupboards under, range of working surface with cupboards and drawers below, built-in four ring induction hob, built-in washing machine, tall storage units housing electric oven with built-in microwave over with storage above and below, further storage cupboard to one side, range of wall mounted cupboards, wall mounted concealed gas boiler, part tiled walls, ladder radiator, double glazed window to the front of the property with a southerly aspect, extractor fan.

Bedroom One

11' 7" to rear of wardrobe x 10' 6" (3.53m x 3.20m) Double glazed window overlooking the rear of the property, radiator, two large double built-in wardrobes with shelving and hanging space.

Bedroom Two

Double glazed window overlooking rear of the property, radiator, double built-in wardrobe.

Re-Fitted Bathroom

P shaped bath with mixer tap and independent shower attachment over with glass screen, built-in wash basin with mixer tap with cupboard under, low level WC with concealed cistern, fitted mirror, extractor fan, tiled walls, heated towel rail.

Parking

Allocated parking space.

NB

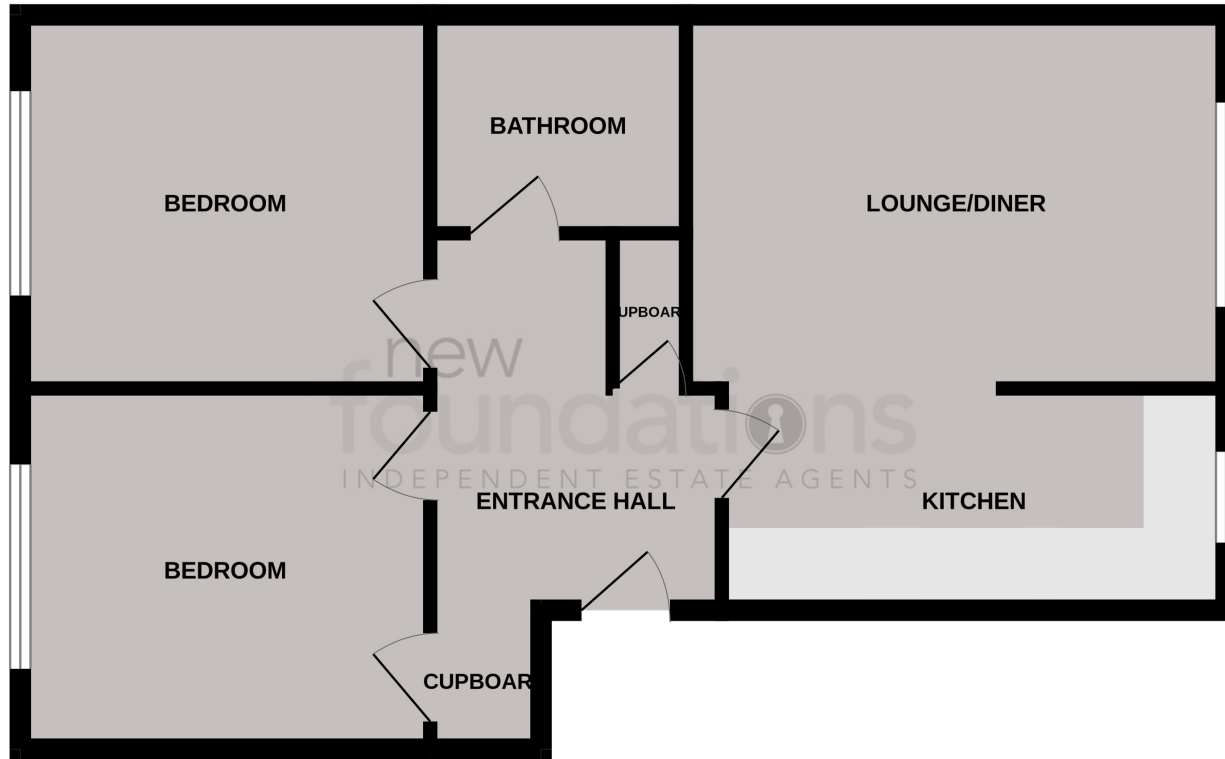
We have been verbally advised there is 109 years remaining on the lease

Service charge -£145 PCM

Ground rent £12.50 PCM

FLOORPLAN

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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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C	78	79
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

