



6 SILCHESTER MEWS 17A SILCHESTER ROAD, ST LEONARDS ON SEA, EAST SUSSEX TN38 0JB

£175,000 LEASEHOLD



COMMUNAL ENTRANCE HALL

Accessed via a glazed security door to the communal entrance.

ENTRANCE HALL

Entry phone system, fitted carpets, stairs down to the lower landing and door to:

OPEN PLAN LOUNGE/DINING ROOM/KITCHEN

21' 0" x 11' 9" (6.40m x 3.58m) Double glazed window to rear. Fitted with a range of matching base and wall units with worktop surfaces over incorporating a stainless steel, single drainer sink unit with mixer tap. Fitted gas hob with stainless steal extractor hood above and electric oven below. Integrated fridge, freezer and washing machine. Cupboard housing the gas boiler, wood flooring and radiator.

LOWER LANDING

Recess storage and fitted carpets.

BEDROOM

Double glazed window to rear, fitted carpets and radiator.

BATHROOM/WC

A modern white suite comprising of a low level WC, vanity wash hand basin with mixer tap and storage below. Panelled bath with shower unit and screen. Part tiled walls and flooring.

AGENTS NOTES

Lease: 125 years from September 2018

Service Charge: £567.69 Yearly

Ground Rent: £145 Yearly

Council Tax Band A

EPC Rating TBC

VIEWING ARRANGEMENTS

Viewing is strictly by appointment only through Greystones Estate Agents.

DISCLAIMER PROPERTY DETAILS

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



