



Total area: approx. 72.6 sq. metres (781.5 sq. feet)
 For illustration purposes only - not to scale



Flat 3 Avondale Court Avondale Road, St Leonards-on-Sea,
 East Sussex TN38 0SB

£225,000

share of freehold

Set in a desirable location on a no-through road this purpose built first floor flat enjoys bright and spacious accommodation arranged around a large reception hall, all in need of general modernisation with a small garden, a share of freehold and garage en-bloc.

- First Floor Flat
- 2 Bedrooms
- Single Garage
- Share of Freehold
- Convenient Location
- Chain Free
- Private Garden

Description

Viewing is essential to appreciate the secluded and peaceful location of this purpose built first floor two bedroom flat that sits amidst a mature plot with a garage en-bloc. The flat requires general modernisation but benefits from double glazing and gas central heating. The rooms are all of excellent proportions being arranged around a large reception hall. The living room has an open fireplace and the kitchen offers space for a dining table. There are two large double bedrooms, ample storage and a bathroom with separate WC. Available with no forward chain and share of freehold.

Directions

From the Sedlescombe Road South turn into Avondale Road where the flat will be seen on the left hand side.

What3Words: ///loses.sudden.large

THE ACCOMMODATION

With approximate dimensions, is approached over a communal entrance and staircase to a private entrance door

ENTRANCE HALL

6' 5" x 3' 10" (1.96m x 1.17m) Two large storage cupboards providing hanging and shelving with overhead storage. Door to

RECEPTION HALL

10' 3" x 5' 6" (3.12m x 1.68m) With loft access and large airing cupboard with slatted shelves and storage above.

LIVING ROOM

14' 7" x 14' 6" (4.45m x 4.42m) With picture window taking in views of the garden, stone open fireplace.



KITCHEN

11' 10" x 9' 0" (3.61m x 2.74m) A double aspect room with wall mounted gas fired boiler and storage cupboards, range of cabinets with cupboards and drawers, space for appliances and a stainless steel sink with drainer.



BATHROOM

5' 8" x 4' 10" (1.73m x 1.47m) Obscured windows fitted with a white panelled bath and vanity sink unit.

WC

5' 7" x 3' 1" (1.70m x 0.94m) with obscured window, fitted close coupled WC.

MAIN BEDROOM

12' 5" x 11' 10" (3.78m x 3.61m) With picture window.



BEDROOM

11' 10" x 11' 0" (3.61m x 3.35m) With picture window to side.

OUTSIDE

The property is surrounded by other gardens that provide areas of lawn that are enclosed with mature hedging and number 3 has an area of level lawn next to the garages.

GARAGE

The third garage in from the left hand side, up-and-over door.

LEASE DETAILS

999 yr lease commenced in 1961 - 25% share of maintenance and insurance - Ground Rent - N/A
No pets allowed

COUNCIL TAX

Hastings Borough Council
Band C - £2,166.64

Viewing is strictly by appointment. To arrange a time please telephone: 01424 774774

We will be pleased, if possible, to supply any further information you may require.

Agents Note

None of the services or appliances mentioned in these sale particulars have been tested. It should also be noted that measurements quoted are given for guidance only and are approximate and should not be relied upon for any other purpose.