



6 Kings House, Pevensey Road, St Leonards-on-Sea, East Sussex, TN38 0YF  
Immaculate Two Bedroom Purpose Built Apartment - Offers In Excess Of £200,000



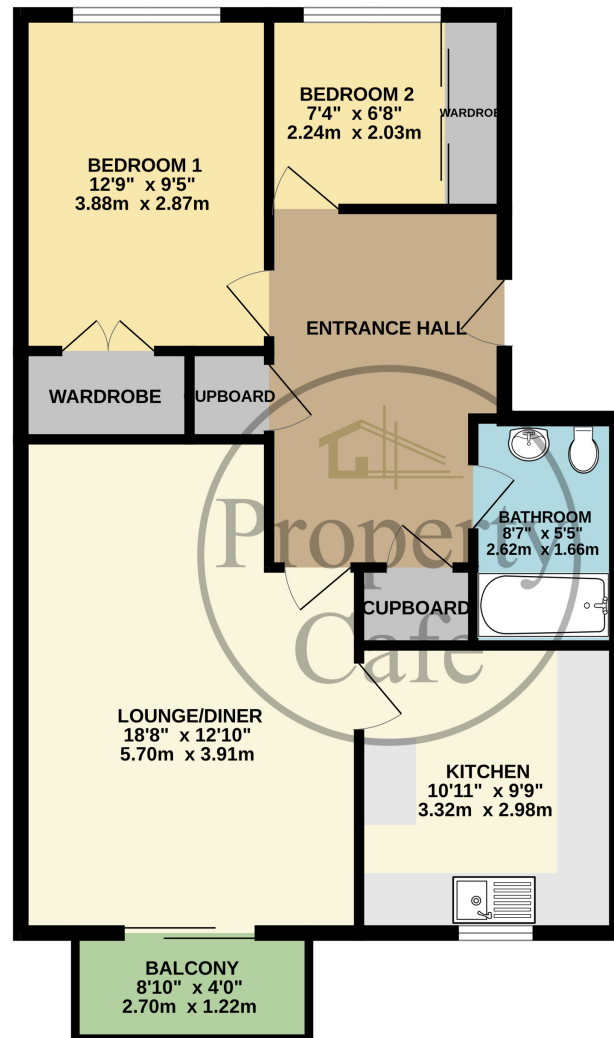


Property Cafe are delighted to present to the market this immaculate two bedroom, 2nd floor flat for sale with south facing balcony & pleasant views. Accommodation and benefits include; A secure communal entrance area with entry phone system; Entrance hall giving access to all main rooms and offers additional storage space; Spacious lounge/diner boasting sliding doors leading to a south facing balcony with pleasant views; Modern fitted kitchen with ample cupboard & worktop space in addition to breakfast bar and space for freestanding white goods & cooker; Two well proportioned double bedrooms both of which offer fitted wardrobes; Modern fitted bathroom comprising of bath & overhead shower, wash basin & WC; Loft space for additional storage which has been boarded & shelved, whilst easily accessed by a pull down ladder. This apartment is offered for sale in excellent condition throughout, gas central heating, double glazing and with no onward chain. We recommend you view at your earliest convenience.

**Remaining Lease Length - 990 Years \* Service Charge - £1100 Per Annum + £256.88 Building Ins \* Ground Rent - Peppercorn**



2ND FLOOR FLAT  
721 sq.ft. (67.0 sq.m.) approx.



TOTAL FLOOR AREA : 721 sq.ft. (67.0 sq.m.) approx.

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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At Property Café we believe it important to give clear and straight forward advice to both buyers and sellers alike. Whilst we believe the internet is truly amazing we also believe there is still no substitute for meeting you in person; with this in mind we have developed a unique lounge style environment that allows you the time and space to discuss your requirements with us in detail and enjoy your property search in comfort. Our trained consultants look forward to meeting you.





Situated in a very sought after and convenient location of St Leonards, close by to local shops, supermarkets and excellent public transport facilities including regular bus routes and st Leonards Warrior Square mainline train station. Positioned on the periphery of a bustling central St Leonards location just a short walk away offers excellent bars, restaurants and a beautifully manicured promenade and seafront. Hastings & St Leonards offers an array of excellent schools, main hospital including A&E and easy access to both the link road to Bexhill & A21 heading towards Tunbridge Wells & London.

- Immaculate Two Bedroom Apartment For Sale
  - South Facing Balcony
  - Modern Fitted Kitchen
- Two Well Proportioned Bedrooms With Fitted Wardrobes
  - Modern Fitted Bathroom
- Secure Communal Area & Entry Phone System
- Long Lease & Reasonable Service Charges
  - Sought After St Leonards Location
  - Sold With No Onward Chain
  - Viewing Highly Recommended.