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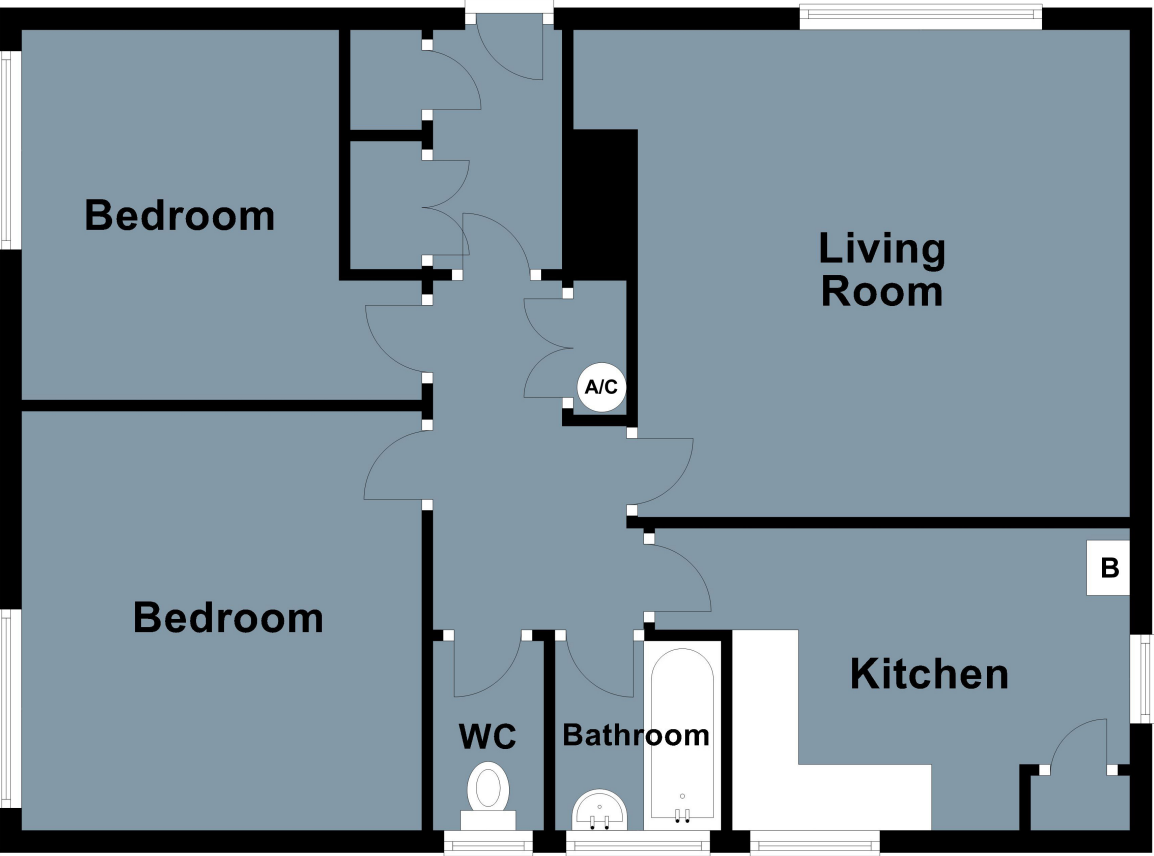
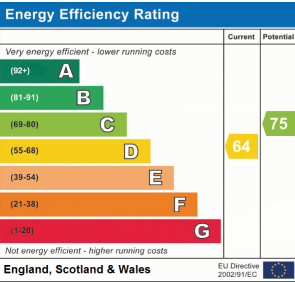
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Total area: approx. 72.6 sq. metres (781.5 sq. feet)  
For illustration purposes only - not to scale



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

£180,000

share of freehold

Set in a desirable location on a no-through road just off The Green and close to local amenities, 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  
Convenient Location

2 Bedrooms  
Chain Free

Single Garage  
Private Garden

Share of Freehold  
Ideal for First Time Buyer



## 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.

Located in the highly desirable area of The Green and the nearby Green Lawn Tennis club with its 9 well-maintained courts. Excellent communication links to London within just a short distance of Warrior Square station with mainline services to Charing Cross with regular train departures. The property is also within a short walking distance of the beaches of Burton St Leonard's and the St Leonard's Gardens.

## Directions

From our office proceed to St Leonards along Hastings Road and at the Bannatynes roundabout take the third exit onto Battle Road. Proceed all the way along to the traffic lights at Silverhill, with Asda on your right and bear right onto Sedlescombe Road South. Continue along passing through the traffic lights adjacent to The Garage on The Green and shortly after turn right into Avondale Road where the driveway to 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.