



**Flat 8 Hoads Court, 23 Helmsman
Rise, St Leonards-on-Sea, East Sussex
TN38 8BQ**



PROPERTY DESCRIPTION

A modern two bedroom purpose-built second floor flat, situated in this popular residential developments between Hastings and Battle. Entrance hall, sitting/dining room, fitted kitchen with appliances, bathroom/WC, Juliet balcony, gas, boiler and radiators, double glazing, and parking space. EPC - C

FEATURES

- Two Bedroom Second Floor Purpose-Built Apartment
- Situated In This Modern Block Built Less Than 20 Years Ago
- To Be Sold With No Onward Chain
- Allocated Parking Space
- Modern Kitchen & Bathroom
- 68 Square Meters
- Council Tax Band - B
- Gas Boiler and Radiators
- Double Glazing
- Juliet Balcony





ROOM DESCRIPTIONS

Communal Entrance Hall

Communal front door with security entry phone system, stairs to second floor landing, private front door to large entrance hall.

Private Entrance Hall

With two good sized storage cupboards, access to loft space, entry phone handset, radiator.

Sitting Room

23' 0" x 10' 5" narrowing to 8'5" (7.01m x 3.17m)

Having double glazed French doors and Juliet balcony overlooking the communal gardens, television point, feature fireplace, wall lights, central heating thermostat, dining area having double glazed window, radiator.

Kitchen

9' 1" x 6' 9" (2.77m x 2.06m) One and a half bowl stainless steel sink unit with mixer tap and cupboard under, built in washing machine, range of working surfaces with cupboards and drawers under, wine rack, built in for ring electric hob with electric oven below, built in fridge freezer, range of wall mounted cupboards, wall mounted concealed gas boiler.

Bedroom 1

12' 3" x 10' 7" (3.73m x 3.23m) Double glazed window overlooking the communal gardens, radiator.

Bedroom 2

Double glazed window overlooking the communal gardens, radiator.

Family Bathroom

Fitted panelled bath with mixer tap and shower attachment and glass screen, wash hand basin, low-level WC, heated towel rail, shaver point, extractor fan, part two walls.

Outside

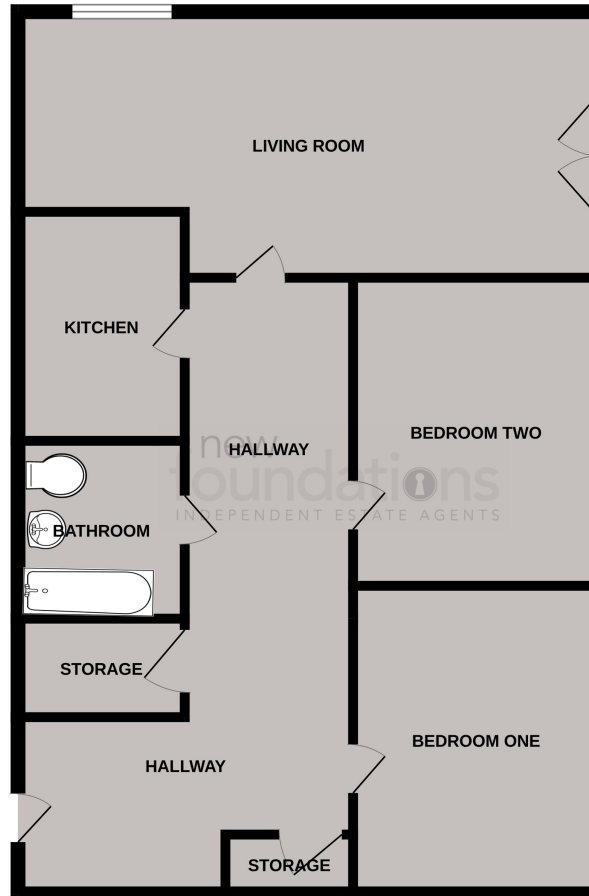
The property is set within communal gardens and benefits from an allocated parking space.

NB

We have been verbally advised that the property is held on a 125 year lease from 2005. The current ground rent is £200 per annum and the current maintenance is £765.32 half yearly.

FLOORPLAN

GROUND FLOOR
812 sq.ft. (75.4 sq.m.) approx.



TOTAL FLOOR AREA : 812 sq.ft. (75.4 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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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C	77	78
(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	

