



31 Eversfield Place, St. Leonards-On-Sea, TN37 6BY
Asking Price £260,000



**PATRICK
OLIVER**
Estate Agents

31 Eversfield Place, St. Leonards-On-Sea, East Sussex TN37 6BY

An immaculate two bedroom apartment with stunning sea views situated in St Leonards on Sea. The property is 0.9 miles from Hastings town centre with a good range of amenities. The nearest train station is Warrior Square (0.5 mile). Directly opposite the flat is the Channel Tunnel with the promenade along the seafront and the views from the flat are superb with views to the Old Town and as far as Beachy Head.

- Stunning sea views
 - Well presented flat
- Bright living room
 - Close to amenties
- Two double bedrooms

Patrick Oliver are delighted to bring to the market a well presented two bedroom apartment on the third floor with direct sea views. The property comprises of: a hallway leading to the kitchen fitted with an oven and gas hob. There are eye level and base level units with an extra space for storage. To the front of the property the living room has a good sized living room. There are two double bedrooms and the bathroom has a shower over the bath, WC, and vanity unit with wash basin. EPC C.

Entrance Hall
Entry phone handset, laminate flooring, fire alarm sensor, discreet sprinkler head.

South lounge/diner
21'1" x 13'8" (6.45 x 4.18)
L-shaped, two double radiators, laminate flooring, wide bay window affording east south and west panoramic views along the foreshore to the English Channel shipping lanes, fire suppression sprinkler heads, fitted uplighters.

Kitchen
10'4" x 7'5" (3.16 x 2.27)
Generous range of modern fitted cabinets, granite effect worktops, tiled surrounds, four burner stainless steel gas hob, matching extractor hood, built in oven, plumbing for washing machine, sash window to rear elevation, extractor fan, radiator, laminate flooring, coved coved ceiling.

Bedroom 1
12'0" x 10'4" (3.68 x 3.15)
Double radiator, moulded cornice, triple sash window to rear elevation, original panelled liners, cupboard housing Heat line combination gas boiler, fire suppression sprinkler head.

Bedroom 2
15'0" x 7'0" (4.58 x 2.15)
Double radiator, coved ceiling, sash window to south elevation, extensive foreshore and Channel views, fire suppression sprinkler head.

Bathroom
Panelled bath with mixer tap and shower spray, close

coupled W.C., vitreous china wash basin, built in cupboard under, large wall mirror, radiator, generously tiled walls, non slips cushion flooring, moulded cornice, extractor fan.

Lease - 111 years remaining of 125 years

Service Charge - £860 pa
Ground Rent - £130 pa

Utilities - Hastings Council, main gas, electric, and water.

NB. The exterior and interior works are scheduled for next Summer and the cost can be split between the buyer and vendor.

AGENTS NOTE Under Section 21 of the Estate Agents Act 1979 (declaration of interest) and Provision of Information Regulation 1991 we have a duty to inform potential purchasers of this property that the vendor is an employee of Patrick Oliver Ltd.

Viewing by appointment with Patrick Oliver, Note: These details are issued on the understanding that all negotiations are conducted through Patrick Oliver. They do not constitute an offer or form part of a contract and whilst they are believed to be correct all statements are made without responsibility on the part of the agents or the vendor. Neither vendor nor agent can make or give representation or warranty whatever in relation to this property. Services, Heating and Appliances described have not been tested by the Agent. You may store and use the material for your own personal use. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	76	79
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(82 plus) A		
(61-81) B		
(49-60) C		
(35-48) D		
(21-34) E		
(9-20) F		
(1-8) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	82	85
EU Directive 2002/91/EC		

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