

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

Patrick Oliver are delighted to bring to the market a well Kitchen presented two bedroom apartment on the third floor 10'4" x 7'5" (3.16 x 2.27) double bedrooms and the bathroom has a shower over ceiling. 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 **Bedroom 2** bay window affording east south and west panoramic 15'0" x 7'0" (4.58 x 2.15) views along the foreshore to the English Channel shipping lanes, fire suppression sprinkler heads, fitted uplighters.

- Bright living room
- Close to amenties

• Two double bedrooms

with direct sea views. The property comprises of: a Generous range of modern fitted cabinets, granite effect hallway leading to the kitchen fitted with an oven and worktops, tiled surrounds, four burner stainless steel gas gas hob. There are eye level and base level units with an hob, matching extractor hood, built in oven, plumbing extra space for storage. To the front of the property the for washing machine, sash window to rear elevation, living room has a good sized living room. There are two extractor fan, radiator, laminate flooring, coved coved

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 NB. The exterior and interior works are scheduled for suppression sprinkler head.

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.

next Summer and the cost can be split between the buyer and vendor.

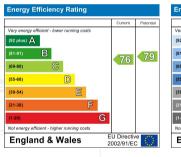
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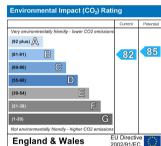
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