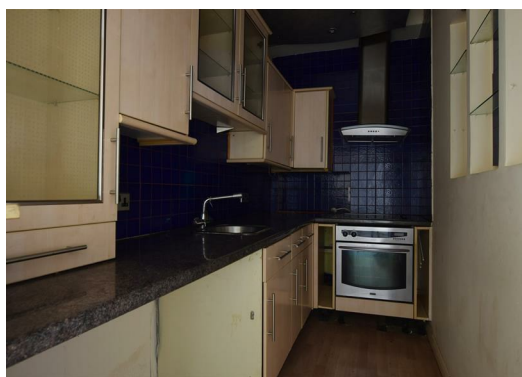




**Flat 1, 13 Magdalen Road,
St. Leonards-On-Sea, East Sussex TN37 6EG
£120,000**

An interesting opportunity to acquire this ground floor two bedroom apartment forming part of a attractive building situated at the lower end of Magdalen Road affording convenient access to the mainline railway station at St Leonards Warrior Square, the seafront promenade and local amenities. The property requires modernisation but offers deceptively spacious accommodation offering via the communal entrance of a split level entrance hall, living room, kitchen, two bedrooms, bathroom/wc and uniquely access and steps down to a cellar as well as a private courtyard garden. The property offers double glazing, gas fired central heating and the current vendor is extending the lease to 99 years. Offering good investment opportunity, early viewings are encouraged via appointed agents Rush Witt & Wilson.



Communal Entrance Hall

Private entrance door leading through to:

Private Split Level Entrance Hall

Understairs storage cupboard, built in cupboard with recess, radiator, multi paned door leading out to the private courtyard.

Living Room

14'2 x 13'7 (4.32m x 4.14m)

Two double glazed windows to front, boarded fireplace with mantel and tiled hearth, radiator, deep skirting boards, power points.

Kitchen

10'6 x 4'8 (3.20m x 1.42m)

Range of matching wall and base units with work surfaces over, electric hob with oven set below and extractor above, sink unit with mixer tap, space and plumbing for washing machine, space for fridge, part tiled walls, ceiling spotlights, door leading through to:

Bedroom Two

11'2 x 6'4 (3.40m x 1.93m)

Double glazed window to rear overlooking the private courtyard, glazed arched recess, radiator, tv aerial point.

Bedroom One

12'5 x 12' (3.78m x 3.66m)

Double glazed window to side, radiator, power points, carpet as laid.

Bathroom/WC

9'2 x 5'6 (2.79m x 1.68m)

Double glazed opaque window to side, panel enclosed bath with Victorian style mixer tap, low level wc, part tiled walls, pedestal wash hand basin,

Stairwell

Fitted Worcester boiler servicing gas fired central heating, steps leading down to:

Cellar

11'8 x 11'5 (3.56m x 3.48m)

Currently providing storage space with an opaque window to rear, light and power.

Outside

Rear Courtyard

Enclosed with gate to the far end.

Tenure

Lease

New 99 year lease.

Ground Rent

Approximately £95 per annum.

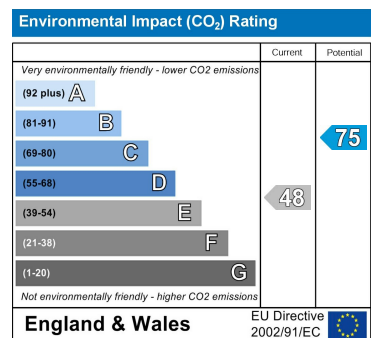
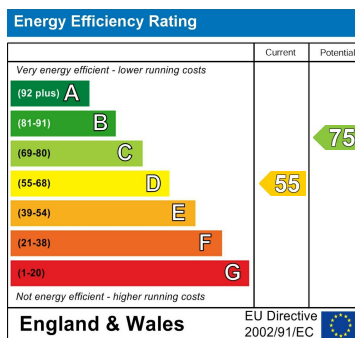
Maintenance

Approximately £280 per annum.

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.



**RUSH
WITT &
WILSON**



**Rother House Havelock Road
Hastings
East Sussex
TN34 1BP
Tel: 01424 442443
hastings@rushwittwilson.co.uk
www.rushwittwilson.co.uk**