



ESTATE AGENTS

Flat 3, 8, Grosvenor Gardens, St. Leonards-On-Sea, TN38 0AE

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Price £220,000

PCM Estate Agents are delighted to present to the market an opportunity to secure this CONVERTED FIRST FLOOR SPACIOUS ONE BEDROOMED CHARACTER APARTMENT with OUTSTANDING SEA VIEWS from every window.

This property is only approx 80 YARDS FROM BEACH. It is popular with Windsurfing, Kitesurfing and Paddle Boarding. It is popular for weekly 5K Park Run on Saturday morning, put on your trainers and join in or observe from the comfort of your window. There is a wide pedestrian/cycle promenade, so cycle or stroll uninterrupted, in one direction into Hastings or the other direction to Bexhill on Sea.

To the front, views over Grosvenor Gardens Green and beyond to the sea and beach with a row of beach huts and across St Leonard's Coastline to Eastbourne in the distance. To the rear uninterrupted views from the large bay window, looking out over West Marina Gardens and Bowling Green and with the expansive sea views.

The property retains a WEALTH OF ITS ORIGINAL PERIOD FEATURES including 10ft HIGH CEILINGS, ORIGINAL ORNATE CORNICING, two GRAND MARBLE FIREPLACES and HIGH SKIRTING BOARDS. Accommodation comprises an impressive partially OPEN PLAN LOUNGE-DINING ROOM- KITCHEN with DEEP BAY WINDOWS to take in those STUNNING VIEWS over West Marine Gardens/Bowling Green and out to sea.

In this room there is ample space and it is incredibly light and airy with a MODERN KITCHEN AREA with NEW INTEGRATED APPLIANCES and aforementioned marble fireplace, large DOUBLE BEDROOM again having the aforementioned marble fireplace, two built in wardrobes, and a MODERN NEWLY FITTED BATHROOM with utility cupboard. There is also additional private storage located on the communal landing and is lockable.

We understand the property to have a SHARE OF FREEHOLD, and it is located within easy reach of West St Leonards train station and of course central St Leonards with its range of independent boutique style shops, independent cafe's and eateries.

COMMUNAL FRONT DOOR

Recently replaced. Leading to internal communal porch.

COMMUNAL ENTRANCE HALL

In good decorative order. With external storage cupboard in the communal hall. Original wide staircase rising to the first floor, private front door to;

ENTRANCE HALL

Laminate flooring, lighting, approximate ceiling height 10'8, door opening to bedroom and sliding door to;

IMPRESSIVE OPEN PLAN LOUNGE-DINING ROOM

20'7 max narrowing to 13'3 x 18'6 into bay (6.27m max narrowing to 4.04m x 5.64m into bay) Original ornate plaster ceiling over 10' high with original detailed ornate cornicing and picture

rail, original high skirting boards, impressive grand marble fireplace, 2 double radiators, wood laminate flooring, large very ornate detailed original centre ceiling rose holding a wrought iron chandelier, deep bay sash window to rear aspect with original leaded stain glass light windows to the top section of the bay window with impressive views over West Marina Gardens and out to sea, perfect to watch the sun rise, partially open plan to;

KITCHEN

8'5 x 7'4 (2.57m x 2.24m)

Newly fitted modern kitchen, built with a matching range of eye and base level cupboards and drawers finished in white gloss with soft close hinges and complimentary marble effect worktops over, part marble effect tiled walls, larger than average inset stainless steel sink with mixer tap, integrated fridge freezer, white glass induction hob with over extractor hood, 3 modern wall down lighters, ample storage space, wood laminate flooring, continuation of the 10' high original ceilings, cornicing, original high skirting boards and picture rail.

BEDROOM

14'2 narrowing to 9'8 x 13' (4.32m narrowing to 2.95m x 3.96m)

Over 10' high ceilings with beautiful cornicing, picture rail, original marble fireplace, two built in wardrobes, one of which having ample shelving and housing the Worcester boiler, and the other hanging rails, two radiators, wall lighting, wood laminate flooring, wall mounted thermostat control for gas fired central heating, tall working sash windows to front aspect with views over Grosvenor Gardens and grounds of the old bathing pool and westerly views to Bexhill and the sea, fitted white Venetian blinds, perfect to watch sun set. Sliding door from the bedroom with stairs descending to;

BATHROOM

Modern newly fitted suite with a L shaped panelled bath with chrome mixer tap and shower attachment, glass hinged shower screen, concealed cistern dual flush low level wc incorporating a modern vanity enclosed wash hand basin with mixer tap, wall mounted electric panel radiator in addition to a heated towel rail, wood laminate flooring, partially aquaborded walls, wall mounted vanity unit, double glazed window with sea views (as before), additional patterned glass window to side aspect both fitted with white Venetian blinds.

UTILITY CUPBOARD

Fitted with new Washing Machine and new Tumble dryer.

TENURE

We have been advised of the following by the vendor:
25% Share of Freehold transferrable with the sale of the property.
Lease: 99 years from 12th October 2001 (77 Remaining)
Service Charge: Approximately £30 per month
Ground Rent: £0
No Clauses re Sub letting, Air BnB or Pets

Council Tax Band: A



GROUND FLOOR



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
Very energy efficient - lower running costs			
(92 plus) A			75
(81-91) B			
(69-80) C			
(55-68) D		61	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			75
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

PCM endeavour to maintain accurate depictions of properties in Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection. PCM have not tested any services, appliances, equipment or facilities, and nothing in these details should be deemed to be a statement that they are in good working order or that the property is in good structural condition or otherwise.