



ESTATE AGENTS

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**Offers In Excess Of £75,000**



A STYLISH ONE BEDROOM APARTMENT with BALCONY situated at the rear of this ICONIC BUILDING on St Leonards seafront benefitting from LIFT ACCESS.

The apartment boasts BEAUTIFULLY PRESENTED ACCOMODATION comprising an entrance hallway, lounge, MODERN FITTED KITCHEN, ONE DOUBLE BEDROOM and a bathroom suite. To the rear is a BALCONY ideal for seating and entertaining with a PARTIAL VIEW of the SEA and Hastings East Hill.

Located in a highly sought-after and central position on St Leonards seafront, within easy reach of central St Leonards with its range of boutique shops, bars, restaurants and Warrior Square with its mainline railway station.

Please call now to arrange your immediate viewing to avoid disappointment.

#### **COMMUNAL ENTRANCE**

Stair or lift access to the sixth floor, private front door to:

#### **ENTRANCE HALLWAY**

Wall mounted telephone entry system, doorway to:

#### **KITCHEN**

9'4 x 6'7 (2.84m x 2.01m)

Modern and fitted with a range of eye and base level units with worksurfaces, electric hob with extractor above and oven below, integrated washing machine, double glazed window and door to rear aspect. Open plan to:

#### **LOUNGE**

12'4 x 9'6 (3.76m x 2.90m)

Bright open living space with double glazed window to rear aspect.

#### **BEDROOM**

11'11 x 11'8 (3.63m x 3.56m)

Double glazed window to rear aspect, storage cupboards.

#### **BATHROOM**

Modern fitted suite comprising a P shaped panelled bath with mixer tap, shower attachment and shower screen, dual flush wc, wash hand basin, part tiled walls, inset ceiling spotlights.

#### **BALCONY**

Accessed from the kitchen and facing the rear aspect, enjoying a pleasant outlook and partial sea view.

#### **TENURE**

We have been advised of the following:

Lease: 81 years.

Maintenance: £4700 per 6 month approx includes building insurance and hot water

Ground Rent: £100 per annum





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.

