



Flat 3, 7, Grosvenor Gardens, St. Leonards-On-Sea, TN38 0AE

Web: www.pcmestateagents.co.uk
Tel: 01424 839111

Price £300,000

An exciting opportunity has arisen to acquire this exceptional TWO BEDROOM APARTMENT with BALCONY enjoying SENSATIONAL SEA VIEWS from every room. The property occupies the SECOND FLOOR of this ATTRACTIVE PERIOD RESIDENCE within a sought-after and RARELY AVAILABLE ROAD within West St Leonards.

The property offers BEAUTIFULLY PRESENTED ACCOMODATION throughout comprising an entrance hallway, 20ft OPEN PLAN LIVING ROOM that leads out to a BALCONY, TWO DOUBLE BEDROOMS with the master enjoying its own LUXURY FREESTANDING BATH where you can soak up the SEA VIEWS to the rear, there is also a SEPARATE SHOWER ROOM with UNDERFLOOR HEATING and a SEPARATE WC.

Offered to the market with a LENGTHY LEASE and the vendor has advised that there is an option to purchase a share of freehold.

Located in this convenient West St Leonards road within walking distance to the beach and the many boutique shops, bars and restaurants that central St Leonards has to offer.

If you are looking for a STUNNING APARTMENT within a highly sought-after central St Leonards location, look no further than this example and call PCM Estate Agents now to arrange your immediate viewing to avoid disappointment.

COMMUNAL ENTRANCE

Stairs rising to the second floor, private front door leading to:

ENTRANCE HALLWAY

Wall mounted telephone entry point, radiator, exposed wooden floorboards, door to:

LIVING ROOM-KITCHEN

20'2 x 15'1 (6.15m x 4.60m)

Exceptionally well-presented light and airy room with high ceilings throughout, exposed wooden floorboards, feature fire surround, two sash windows to front aspect enjoying sensational views over the bowling green and out to sea, also having access to a private balcony. The kitchen comprises a range of eye and base level units with worksurfaces over, four ring electric hob with extractor

above and oven below, integrated fridge freezer, integrated slimline dishwasher, integrated washing machine, inset sink with mixer tap.

BALCONY

Private, ideal for seating and entertaining whilst enjoying amazing sea views.

BEDROOM

14' x 7'9 max (4.27m x 2.36m max)

Fitted with a range of wardrobes built into recess, luxury roll top bath where you can soak in the sea views via a window to the rear aspect, column style radiator.

BEDROOM

11'8 x 7'10 max (3.56m x 2.39m max)

Feature fire surround, double glazed window to rear aspect enjoying fantastic sea views, radiator.

WC

Wash hand basin, wc, radiator, fitted shelving.

SHOWER ROOM

Walk in double shower with rainfall style shower attachment and shower screen, wash hand basin with tiled splashback and storage below, tiled flooring with underfloor heating, part tiled walls, inset ceiling spotlights, extractor fan.

TENURE

We have been advised of the following by the vendor:

Lease: Approximately 119 years

Service Charge: Approximately £1000 per annum

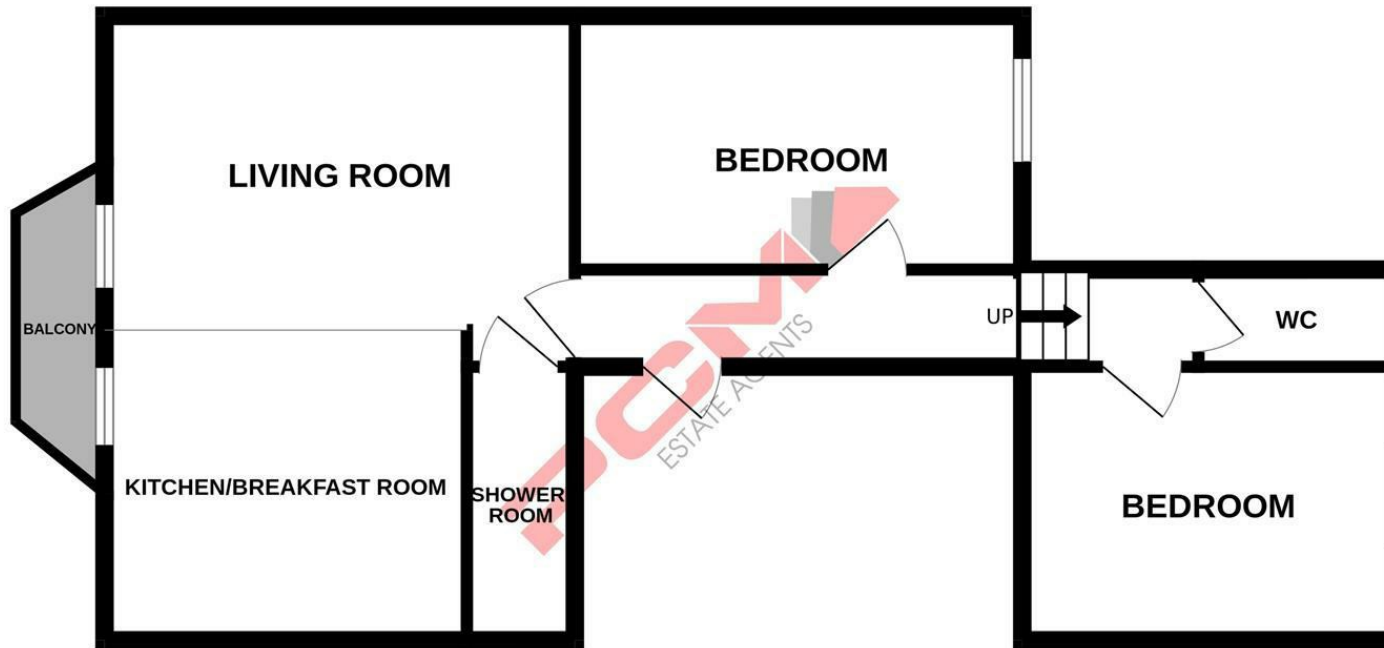
Ground Rent: Approximately £100 per annum.

The vendor has also advised that there is an option to purchase a share of freehold.

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			
(81-91) B			
(69-80) C		74	79
(55-68) D			
(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			
(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.