



PCMA
ESTATE AGENTS

1 Grand Court, Grand Parade, St. Leonards-On-Sea, TN37 6DW

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Price £245,000

PCM Estate Agents are delighted to offer for sale this SPACIOUS ONE BEDROOM APARTMENT offering FANTASTIC SEA VIEWS, SHARE OF FREEHOLD, BALCONY and separate REAR TERRACE. Located on the sought-after St Leonards seafront.

This well-presented apartment (formerly two bedrooms) offers accommodation comprising an entrance hallway, 19ft LIVING ROOM with PRIVATE BALCONY and ONE DOUBLE BEDROOM both having SEA VIEWS, in addition to a MODERN FITTED KITCHEN & BATHROOM suite. To the front you can enjoy FAR REACHING SEA VIEWS from the balcony, whilst to the rear there is a PRIVATE REAR TERRACE offering further seating/ gardening area.

The property is located within easy reach of Warrior Square with its mainline railway station and the many boutique shops, bars and restaurants that central St Leonards has to offer.

Please call PCM Estate Agents now to arrange your immediate viewing to avoid disappointment.

COMMUNAL ENTRANCE

Stairs rising to the second floor, door to:

REAR TERRACE

Generous size offering ample space for seating and plants etc.

Private front door leading to:

ENTRANCE HALLWAY

Wall mounted telephone entry point, two built in storage cupboards, door to:

LIVING ROOM

19'8 max x 10'7 (5.99m max x 3.23m)

Double glazed window to front aspect enjoying far reaching sea views, radiator, door to:

BALCONY

Spacious with glass and metal balustrade, enjoying fantastic sea views and views of the pier and Beachy Head.

KITCHEN

10'1 x 7'2 (3.07m x 2.18m)

Modern and comprising a range of eye and base level units with worksurfaces over, inset sink with mixer tap, space for gas cooker, space for fridge freezer, integrated dishwasher, radiator, double glazed window to rear aspect.

BEDROOM

15'3 x 8'10 (4.65m x 2.69m)

Double glazed window to front aspect enjoying far reaching sea views, built in wardrobe, radiator.

BATHROOM

modern suite comprising a panelled bath with mixer tap, shower attachment, dual flush wc, wash hand basin, tiled walls, ladder style radiator, extractor fan, double glazed window to rear aspect.

TENURE

We have been advised of the following by the vendor:

Share of Freehold - transferrable with the sale.

Lease: 125 years remaining from 2008 (Approximately 109 years remaining)

Service Charge: Approximately £1251 per annum.

Letting: Yes, with permission

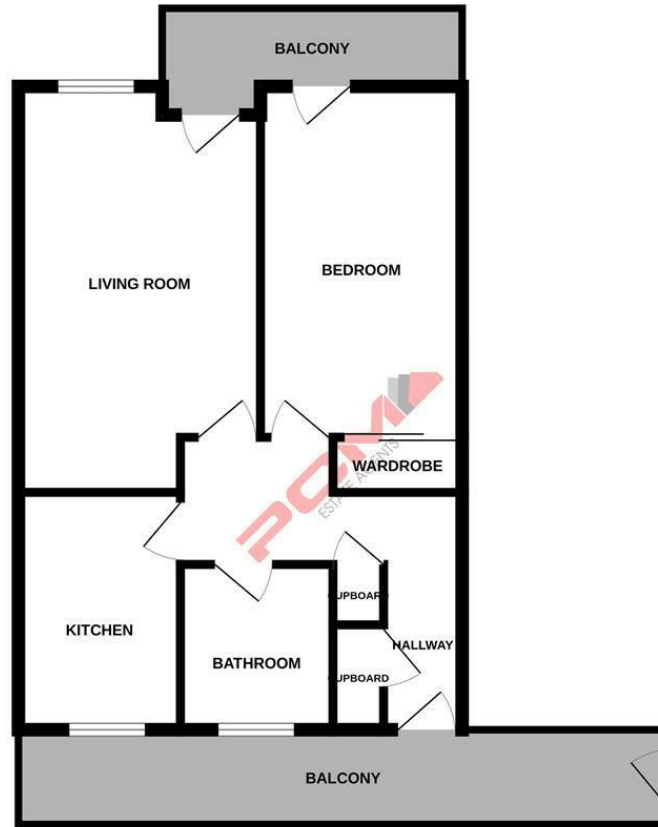
Air BnB: Not Allowed

Pets: Yes, with permission

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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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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(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	