



**Flat 9 Westgarth, 145, Marina, St. Leonards-On-Sea, TN38 0BT**

Web: [www.pcmestateagents.co.uk](http://www.pcmestateagents.co.uk)  
Tel: 01424 839111

**Offers In Excess Of £250,000**



A fantastic opportunity has become available to acquire this TWO BEDROOM SEAFRONT APARTMENT, offering BREATH-TAKING far-reaching SEA VIEWS and a SHARE OF FREEHOLD. Positioned along the highly desirable St Leonards promenade, right next to the beautiful Grosvenor Gardens.

Located on the THIRD FLOOR of an attractive PERIOD BUILDING, this property is within easy reach of West St Leonards railway station and the vibrant central St Leonards, with its array of boutique shops, trendy bars, and renowned restaurants.

The accommodation includes an inviting entrance hallway, a spacious 14ft living room, a KITCHEN-BREAKFAST ROOM, TWO WELL-PROPORTIONED BEDROOMS and a MODERN BATHROOM.

Contact PCM Estate Agents today to schedule your viewing and avoid missing out on this exceptional property.

#### **COMMUNAL ENTRANCE**

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

#### **ENTRANCE HALLWAY**

Spacious with built in storage cupboards, wall mounted telephone entry point, radiator.

#### **LOUNGE**

14'10 max x 14'5 max (4.52m max x 4.39m max)

Spacious, light and airy room with three sash windows to side aspect enjoying fantastic far reaching sea views and views of Beachy Head, ample space for seating and entertaining, integrated gas fireplace and radiator.

#### **KITCHEN-BREAKFAST ROOM**

11'2 x 5'7 (3.40m x 1.70m)

Comprising a range of eye and base level units with worksurfaces over, four ring gas hob with extractor above and oven below, inset one & ½ bowl stainless steel inset sink with mixer tap, integrated fridge, window to side aspect enjoying fantastic views over Grosvenor Gardens and out to sea.

#### **BEDROOM**

14'9 max x 13'3 max (4.50m max x 4.04m max)

Dual aspect with windows to front and side aspects, both of which boasting fantastic far reaching sea views, two radiators.

#### **BEDROOM**

11'4 x 5'8 plus 9'2 max x 4'11 max (3.45m x 1.73m plus 2.79m max x 1.50m max )

L shaped room with two windows to rear aspect, radiator.

#### **BATHROOM**

Panelled bath with mixer tap, shower attachment and shower screen, dual flush wc, wash hand basin set into vanity unit with ample storage below, ladder style radiator, window to rear aspect, built in utility cupboard with space and plumbing for washing machine.

#### **TENURE**

We have been advised of the following by the vendor:

Share of freehold - transferrable with the sale.

Lease: Approximately 945 years remaining

Service Charge: Approximately £1700 per annum.

Letting: Allowed

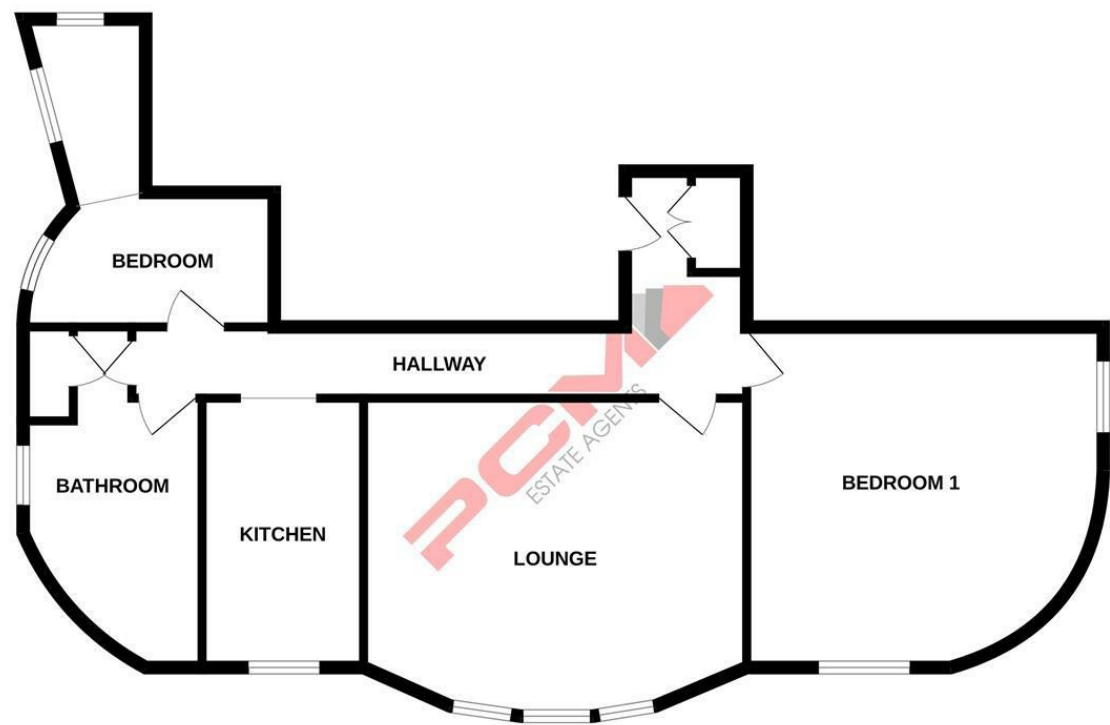
Air BnB: Allowed

Pets: With Permission





GROUND FLOOR



MARINA, TN38 0BT

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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