



PCM
ESTATE AGENTS

6a, Blomfield Road, St. Leonards-On-Sea, TN37 6HH

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Price £169,950

PCM Estate Agents are delighted to present to the market this well-proportioned LOWER GROUND FLOOR ONE BEDROOM FLAT benefitting from a SHARE OF FREEHOLD, its own PRIVATE ENTRANCE and its own COURTYARD GARDEN. Offered to the market CHAIN FREE!

Accommodation comprises a spacious entrance hall, BAY FRONTED LIVING ROOM, kitchen, DOUBLE BEDROOM and a bathroom. The property is IN NEED OF SOME MODERNISATION but does benefit from a SHARE OF FREEHOLD and a LENGTHY LEASE.

Conveniently positioned within easy reach of central St Leonards with its vast range of amenities including artisan shops, eateries, Warrior Square railway station with convenient links to London, the seafront and promenade.

Please call the owners agents now to book your viewing to avoid disappointment.

FRONT DOOR

Leading to:

ENTRANCE HALL

Electric storage radiator, doorway leading to inner hall and further door to:

LOUNGE

14'8 into bay x 14'7 (4.47m into bay x 4.45m)

Wall mounted electric radiator, television & telephone points, double glazed bay window to front aspect.

INNER HALL

Spacious with storage, electric wall mounted radiator, door to:

BEDROOM

13'5 x 12' (4.09m x 3.66m)

Built in storage, double glazed window to rear aspect.

KITCHEN

9'3 narrowing to 6'5 x 8'3 (2.82m narrowing to 1.96m x 2.51m)

Coving to ceiling, wood flooring, fitted with a matching range of eye and base level cupboards and drawers with worksurfaces over, space for cooker, space

and plumbing for washing machine, space for tall fridge freezer, inset drainer-sink unit with mixer tap, partially glazed window to side aspect with views onto the courtyard, door to:

INNER LOBBY

Wood flooring, further door to:

BATHROOM

Panelled bath, low level wc, pedestal wash hand basin, part tiled walls, double glazed window to side aspect.

COURTYARD STYLE GARDEN

Low-maintained space offering ample space for potted plants and a bistro style table and chairs.

TENURE

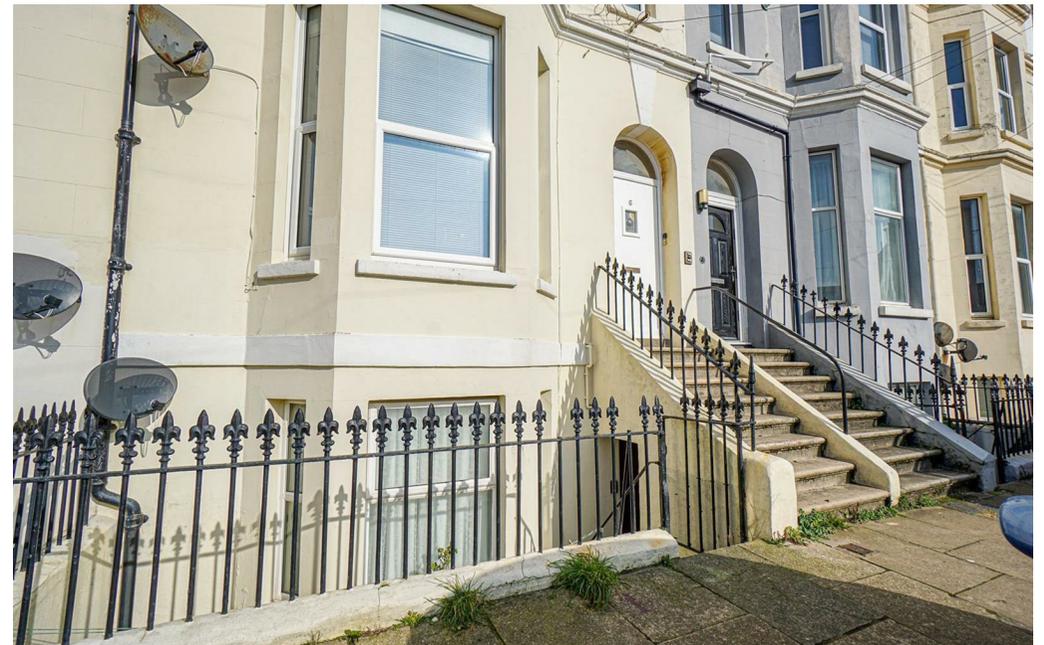
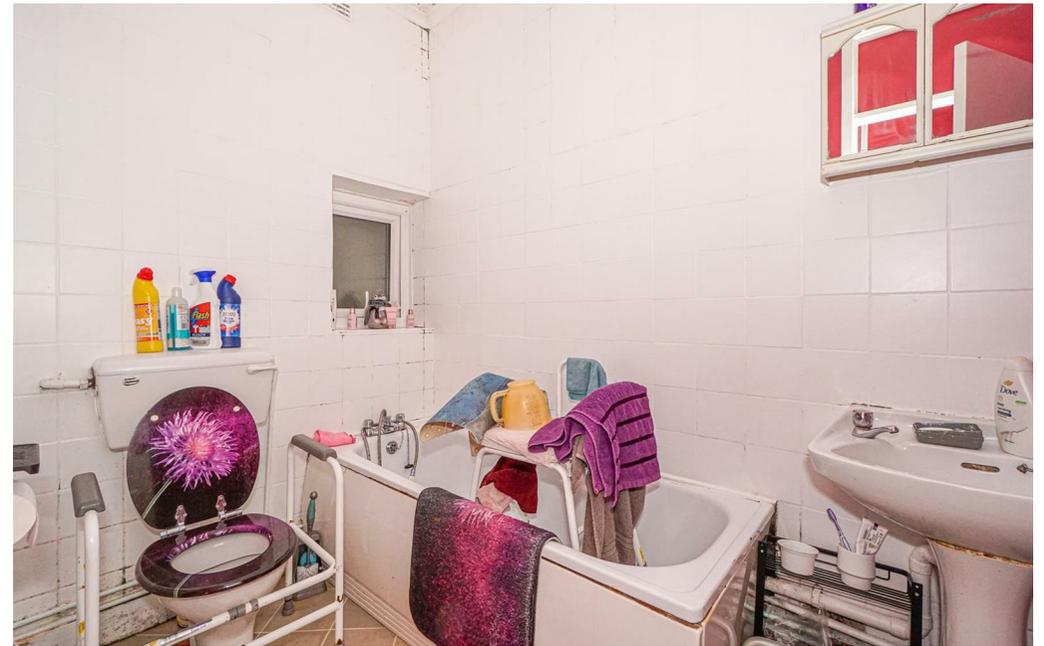
We have been advised of the following by the vendor:

Share of Freehold - transferrable with the sale.

Lease: 150 years from 2020

Service Charge: Approximately £600 per annum (£50 per month)

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			78
(81-91) B			
(69-80) C			
(55-68) D		56	
(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			78
(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.