



ESTATE AGENTS

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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







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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