



**F1, 7, Villa Road, St. Leonards-On-Sea, TN37 6EJ**

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

**Offers In Excess Of £185,000**

PCM Estate Agents welcome to the market this SPACIOUS TWO BEDROOM GROUND FLOOR APARTMENT located in a sought-after central St Leonards location, within easy reach of the seafront and Warrior Square with its mainline railway station.

The property offers STYLISH ACCOMODATION throughout comprising an entrance hallway, lounge, separate kitchen, TWO DOUBLE BEDROOMS, one of which having a connecting SUN ROOM and could be considered ideal for use as a home office, and a bathroom. Offered to the market with a LENGTHY LEASE of approximately 150 years remaining. The property also has access to a COMMUNAL GARDEN.

The property is considered ideal for those looking for a well-presented APARTMENT BY THE SEA. Please call PCM Estate Agents now to arrange your immediate viewing and avoid disappointment.

#### **COMMUNAL ENTRANCE**

Stairs rising to:

#### **ENTRANCE HALLWAY**

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

#### **LOUNGE**

15'2 x 11' (4.62m x 3.35m)

Double glazed windows to front aspect, radiator.

#### **KITCHEN**

9'11 x 6'4 (3.02m x 1.93m)

Comprising a range of eye and base level units with worksurfaces over, four ring electric hob with extractor above and oven below, stainless steel inset sink with mixer tap, space for fridge freezer, space and plumbing for washing machine.

#### **BEDROOM**

15'4 max x 11'1 max (4.67m max x 3.38m max)

Double glazed window to rear aspect, radiator.

#### **BEDROOM**

13'10 x 5'10 (4.22m x 1.78m)

Radiator, open plan to:

#### **SUN ROOM**

10'1 x 4'0 (3.07m x 1.22m)

An extension of the bedroom, offering additional living space/ home office, double glazed windows to both front and side aspects.

#### **BATHROOM**

7'8 x 6' (2.34m x 1.83m)

Panelled bath with mixer tap and shower attachment, shower screen, dual flush wc, wash hand basin, part tiled walls, extractor fan.

#### **TENURE**

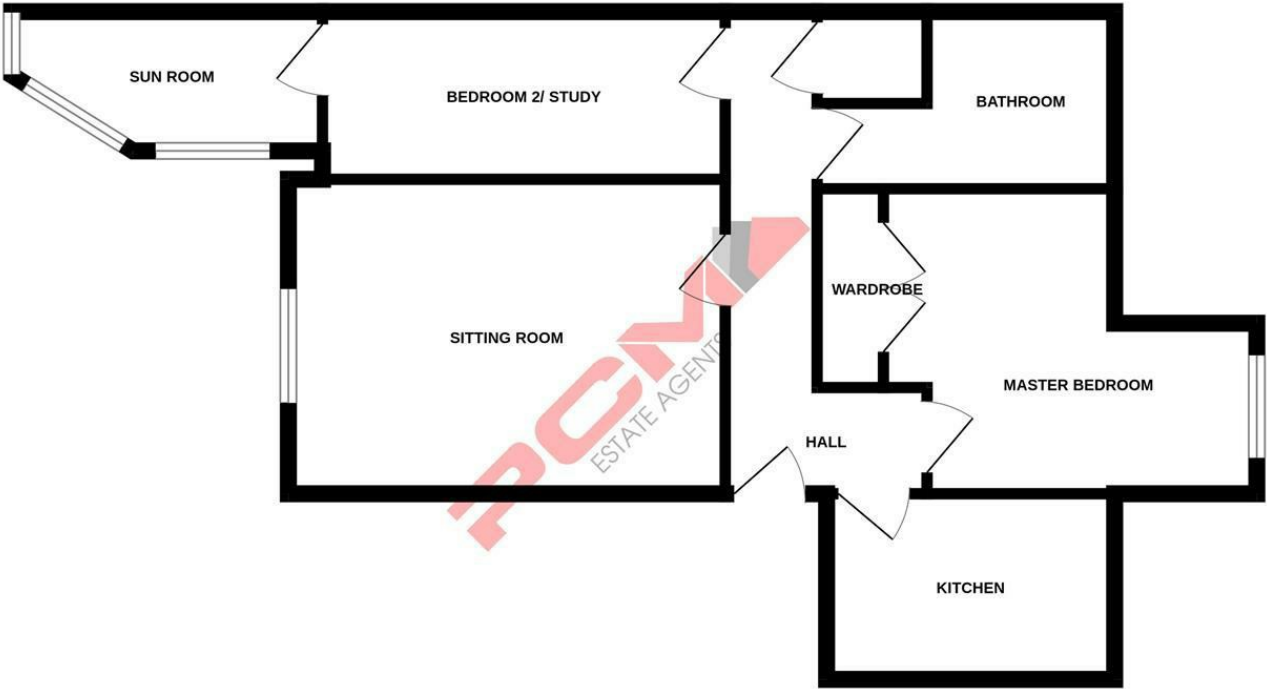
We have been advised of the following by the vendor:

Lease: Approximately 150 years remaining.

Service Charge: £2000 per annum, including the Ground Rent and Building Insurance.



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.  
Made with Metropix ©2025

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                                 |         | 79                      |
| (81-91) B                                   |         |                         |
| (69-80) C                                   |         | 58                      |
| (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 <sub>2</sub> ) Rating                  |         |                         |
|-----------------------------------------------------------------|---------|-------------------------|
|                                                                 | Current | Potential               |
| Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions |         |                         |
| England & Wales                                                 |         | EU Directive 2002/91/EC |