



ESTATE AGENTS

**Flat 3, 2, Essenden Road, St. Leonards-On-Sea, TN38  
0NW**

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Tel: 01424 839111

**Price £165,000**

PCM Estate Agents are delighted to present to the market this one double bedroom TOP FLOOR FLAT with an additional STUDY, located in the highly sought-after area of West St Leonards. Ideally positioned within easy reach of the seafront and West St Leonards railway station, the property is offered to the market chain free.

The accommodation comprises a LARGE AND AIRY LOUNGE boasting DIRECT SEA VIEWS and far-reaching views towards Beachy Head, a kitchen in need of modernisation, a GOOD SIZED DOUBLE BEDROOM, a separate STUDY with a Velux window, and a bathroom.

This property offers excellent potential and would make an ideal first-time purchase or investment opportunity.

Viewing is highly recommended to fully appreciate what this home has to offer —please contact the owners' agents today to avoid disappointment.

#### **COMMUNAL ENTRANCE**

With stairs rising to the top floor, private front door to:

#### **SPACIOUS LANDING**

Electric consumer unit, radiator, loft hatch, storage cupboard housing additional shelving, door opening to:

#### **LOUNGE**

15'5 max x 13'1 (4.70m max x 3.99m)

Radiator, double glazed sliding door providing views over nearby rooftops to the sea and Beachy Head.

#### **KITCHEN**

10'8 x 8'3 (3.25m x 2.51m)

In need of modernisation, comprising a range of eye and base level units, inset one & ½ bowl stainless steel sink with mixer tap, space and plumbing for washing machine, space for electric cooker, space for under counter fridge and freezer, radiator, double glazed window to rear aspect.

#### **BEDROOM**

16'4 max x 13'1 max (4.98m max x 3.99m max )

Radiator, double glazed window to rear aspect.

#### **OCCASIONAL ROOM/ STUDY**

5'9 max x 5'1 max (1.75m max x 1.55m max )

Radiator, Velux window to rear aspect.

#### **BATHROOM**

Panelled bath with mixer tap and shower attachment above, wc, bidet, wash hand basin with storage beneath, storage alcove into the eaves providing additional storage and access to the wall mounted boiler, frosted double glazed window to side aspect.

#### **TENURE**

We have been advised of the following by the vendor:

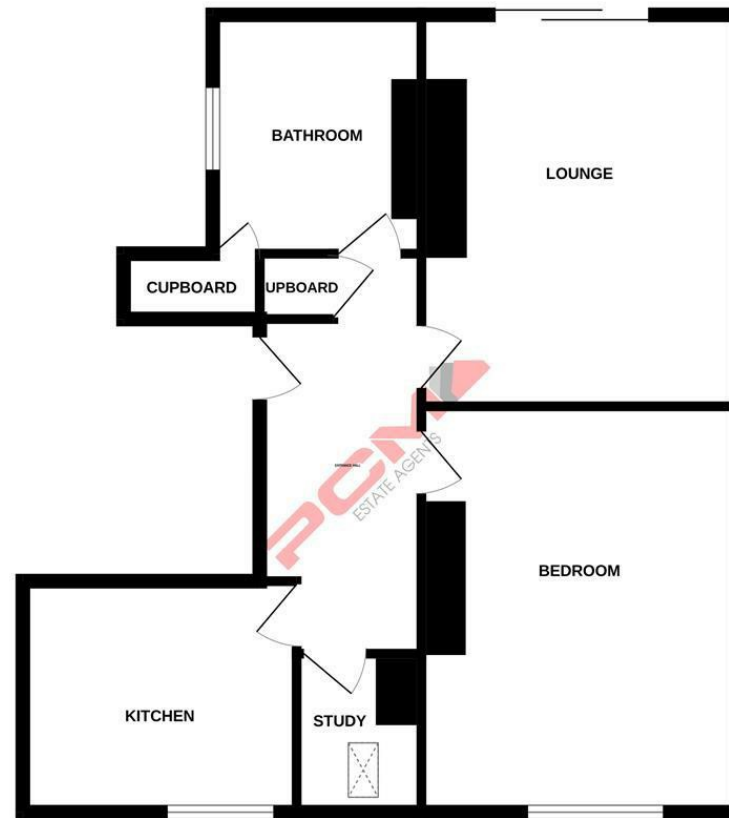
Lease: Approximately 105 years remaining.

Service Charge: TBC

Ground Rent: TBC



# 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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		69	70
	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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>			
	EU Directive 2002/91/EC		