



**47, Edinburgh Road, St. Leonards-On-Sea, TN38 8HH**

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

**Price £210,000**



PCM Estate Agents are delighted to offer for sale an opportunity to secure this TWO BEDROOM GARDEN FLAT situated on the GROUND FLOOR of this PURPOSE BUILT BLOCK in this highly sought after West St Leonard's location.

Inside the accommodation comprises a spacious entrance hall, 14ft lounge, MODERN KITCHEN, TWO BEDROOMS and a SHOWER ROOM. Externally the property benefits from a PRIVATE REAR GARDEN with an outbuilding that offers a UTILITY/ STORE ROOM with APPLIANCES INCLUDED.

Situated within reach of local schools and bus routes to Hastings Town Centre with it's comprehensive range of shopping, sporting, recreational facilities, mainline railway station, seafront and promenade. .

Early viewing is considered essential in this much sought after location.

### **DOUBLE GLAZED FRONT DOOR**

Opening onto:

### **SPACIOUS ENTRANCE HALL**

Double glazed pattern glass window to front aspect, LVT flooring, coving to ceiling, wall mounted digital control for gas fired central heating, storage cupboard, ample storage space, wall mounted consumer unit for the electrics, wall mounted vertical radiator.

### **LOUNGE**

14'3 max x 13'2 max (4.34m max x 4.01m max )

Coving to ceiling, LVT flooring, television point, wall mounted electric fire, two units in the alcoves that are incorporated within the sale, radiator, bright room with double glazed window to front aspect looking over the attractive and enclosed front garden with vertical blinds (included).

### **KITCHEN**

9'7 x 8'5 (2.92m x 2.57m )

Modern and built with a matching range of matching eye and base level cupboards and drawers fitted with soft close hinges and having complimentary marble effect worktops over with tiled splashbacks, incorporated within the sale is a tall Samsung fridge freezer and Bosch dishwasher, inset Blanco drainer-sink with mixer tap, four ring Zanussi electric hob with fitted cooker hood over and electric fan assisted oven below, double glazed door to side aspect providing access to a private rear garden, double glazed window to rear aspect having views onto the garden.

### **BEDROOM**

11'9 x 11' (3.58m x 3.35m)

Coving to ceiling, wall mounted vertical radiator, fitted wardrobes, double glazed window to rear aspect with lovely views onto a private rear garden with vertical blinds (included).

### **BEDROOM**

13' x 10' (3.96m x 3.05m)

Coving to ceiling, fitted wardrobes, wall mounted vertical radiator, double glazed window to front aspect with lovely views over the front garden with vertical blinds (included).

### **SHOWER ROOM**

Large walk in shower enclosure with chrome shower fixing, waterfall style shower head and hand-held shower attachment, dual flush low level wc, vanity enclosed wash hand basin with chrome mixer tap, tiled walls, tiled flooring, wall mounted ladder style heated towel rail, wall mounted vanity unit, double glazed pattern glass window to rear aspect.

### **REAR GARDEN**

Large sandstone patio abutting the property and offering ample outside space to entertain and eat al-fresco, opening up onto a relatively level section of lawn with planted borders, further plants and shrubs, fenced boundaries, shed and two additional storage boxes.

### **UTILITY/ STORE ROOM**

Incorporated in the sale are the LG washing machine, Beko tumble dryer and Logik chest freezer. There is power and light, ample storage space, double glazed door and frosted glass window for privacy.

### **FRONT GARDEN**

Enclosed with a sandstone path/ patio abutting the property, section of lawned front garden, fenced boundaries, planted shrub borders.

### **TENURE**

We have been advised of the following by the vendor:

Lease: Approximately 83 years remaining.

Service Charge: Approximately £854 per annum including Building insurance.

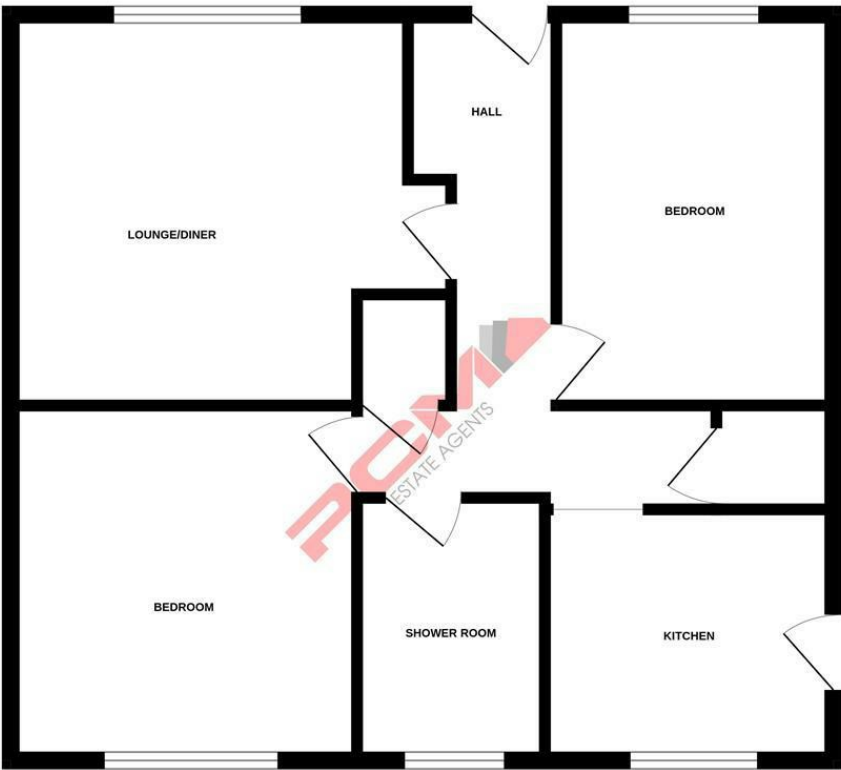
Ground Rent: Approximately £10 per annum.

Pets: Allowed

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.  
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                                 |         |           |
| (81-91) B                                   |         |           |
| (69-80) C                                   |         |           |
| (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                                         |         |           |