



ESTATE AGENTS

**LGFF 15, Bohemia Road, St. Leonards-On-Sea, TN37
6RA**

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Price £220,000

**** GUIDE PRICE £220,000 TO £240,000 ****

PCM Estate Agents are delighted to present to the market this **NEWLY RENOVATED THREE BEDROOM APARTMENT** with its own **PRIVATE GARDEN** and **PRIVATE ENTRANCE**, Along with an **ALLOCATED PARKING SPACE**, offered to the market **CHAIN FREE!**

Accommodation comprises a spacious entrance hall, bright and **CHARACTERFUL LOUNGE-DINER**, **NEWLY FITTED KITCHEN** with **INTEGRATED APPLIANCES**, **THREE DOUBLE BEDROOMS** and a **NEWLY INSTALLED WALK-IN SHOWER ROOM**. A particular feature of this property is its **GENEROUS PRIVATE GARDEN**, complete with a patio seating area, ideal for outdoor dining and entertaining.

Situated within the highly sought-after Bohemia region of St Leonards, this property is within reach of Alexandra Park, central St Leonards with its range of boutique shops, bars and restaurants, as well as Hastings town centre and the seafront.

This is an **EXCELLENT OPPORTUNITY** for those seeking a **SPACIOUS PROPERTY** with **PRIVATE OUTDOOR SPACE**. Please call PCM Estate Agents now to book your viewing and avoid disappointment.

STEPS DOWN FROM STREET LEVEL

Leading to a private front door opening to:

SPACIOUS ENTRANCE HALLWAY

Cupboard housing the electric meter and consumer unit, radiator, door opening to:

LOUNGE-DINER

Wall mounted thermostat, feature fireplace, radiator, double glazed door opening onto the rear garden.

KITCHEN

Fitted with a range of eye and base level units, integrated fridge freezer, integrated washing machine, integrated dishwasher, four ring gas hob with electric oven below, inset sink with mixer tap, cupboard housing the wall mounted boiler, dual aspect with windows to the side and rear aspect, stable door opening onto the rear garden.

BEDROOM

Fireplace, radiator, double glazed bay window to front aspect.

BEDROOM

Radiator, double glazed window to side aspect.

BEDROOM

Built in wardrobe with hanging space, radiator, double glazed window to rear aspect.

SHOWER ROOM

Walk in shower with waterfall style shower head, wash hand basin with vanity mirror above, dual flush wc, chrome style towel rail, frosted double glazed window to side aspect.

REAR GARDEN

Large patio area being ideal for outdoor dining and entertaining, good sized area of lawn, range of mature trees and shrubs, steps down to a storage shed, side access to the front of the property.

TENURE

We have been advised of the following by the vendor:

Lease: Approximately 102 years remaining.

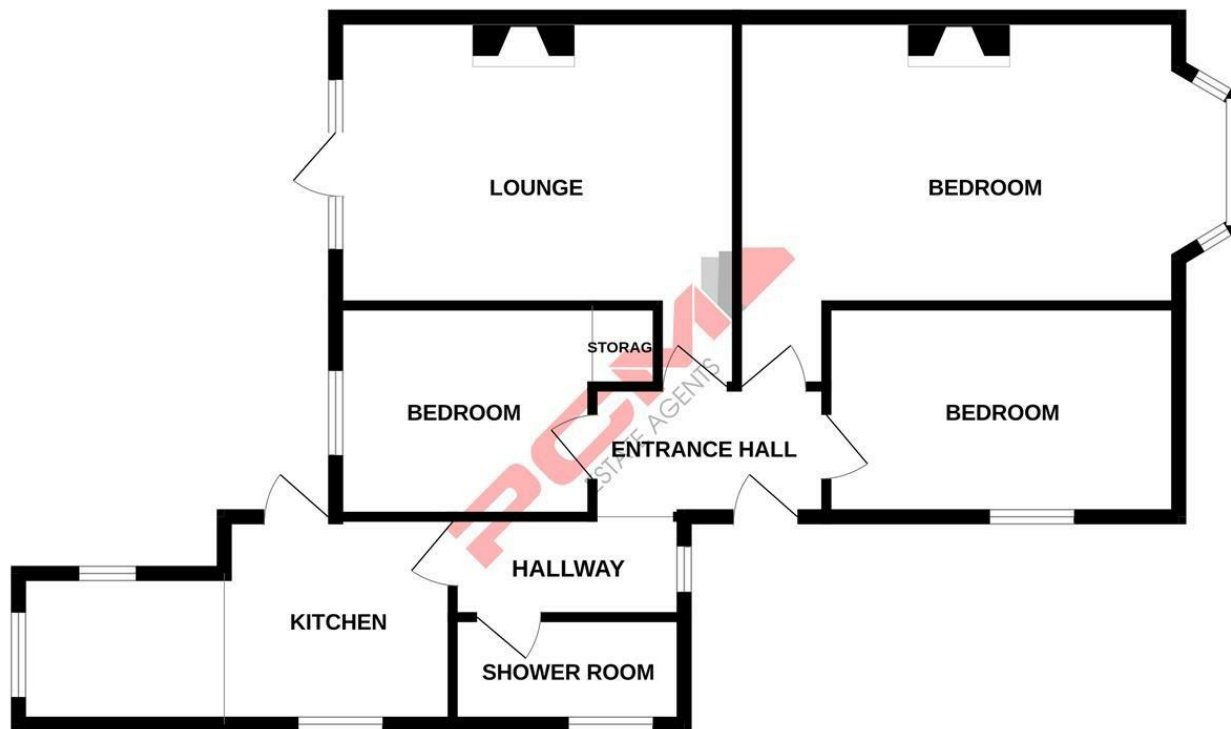
Ground Rent: Approximately £150 per annum.

Service Charge: As & When required.

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			
(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		53	73
	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 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.