



ESTATE AGENTS

Flat 9 Hoads Court 23, Helmsman Rise, St. Leonards-On-Sea, TN38 8BQ

Web: www.pcmestateagents.co.uk
Tel: 01424 839111

75% Shared Ownership £165,000

**** 75% Shared Ownership ****

PCM Estate Agents are delighted to present to the market this well-presented TWO BEDROOM PURPOSE BUILT APARTMENT offered to the market with no rent payable on the remaining 25% ownership.

The accommodation enjoys a range of benefits including gas central heating, double glazing, bright LOUNGE with JULIETTE BALCONY, fitted kitchen, TWO DOUBLE BEDROOMS and a bathroom. Further advantages include an ALLOCATED OFF ROAD PARKING SPACE and a LENGTHY LEASE, making this an ideal first time purchase.

Conveniently situated on the western outskirts of St Leonards, providing easy access to roads leading to nearby Hastings and Battle, offering a comprehensive range of shopping, sporting, recreational facilities and mainline railway stations.

Please call the owners agents now to avoid disappointment.

COMMUNAL ENTRANCE

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

ENTRANCE HALL

Entry phone system, two large storage cupboards, one of with housing the consumer unit and access to the loft, door to:

LOUNGE-DINER

23' x 10'6 (7.01m x 3.20m)

Wall mounted thermostat, radiator, double glazed window to side aspect, double glazed French doors to rear aspect with Juliette Balcony providing a nice outlook, additional double glazed window to rear aspect.

KITCHEN

9'1 x 6'8 (2.77m x 2.03m)

Fitted with a range of eye and base level units, inset one & ½ bowl inset stainless steel sink with mixer tap, four ring gas hob with extractor above, electric oven, space for fridge freezer, space and plumbing for washing machine, cupboard housing the combi boiler.

BEDROOM

12'3 x 10'6 (3.73m x 3.20m)

Radiator, double glazed window to rear aspect.

BEDROOM

12'3 x 9'9 (3.73m x 2.97m)

Radiator, double glazed window to rear aspect.

BATHROOM

Panelled bath with mixer tap and shower attachment, low level dual flush wc, inset sink, part tiled walls, chrome style heated towel rail and extractor fan.

TENURE

We have been advised of the following by the vendor:

75% Shared Ownership - with no rent payable on the remaining 25%.

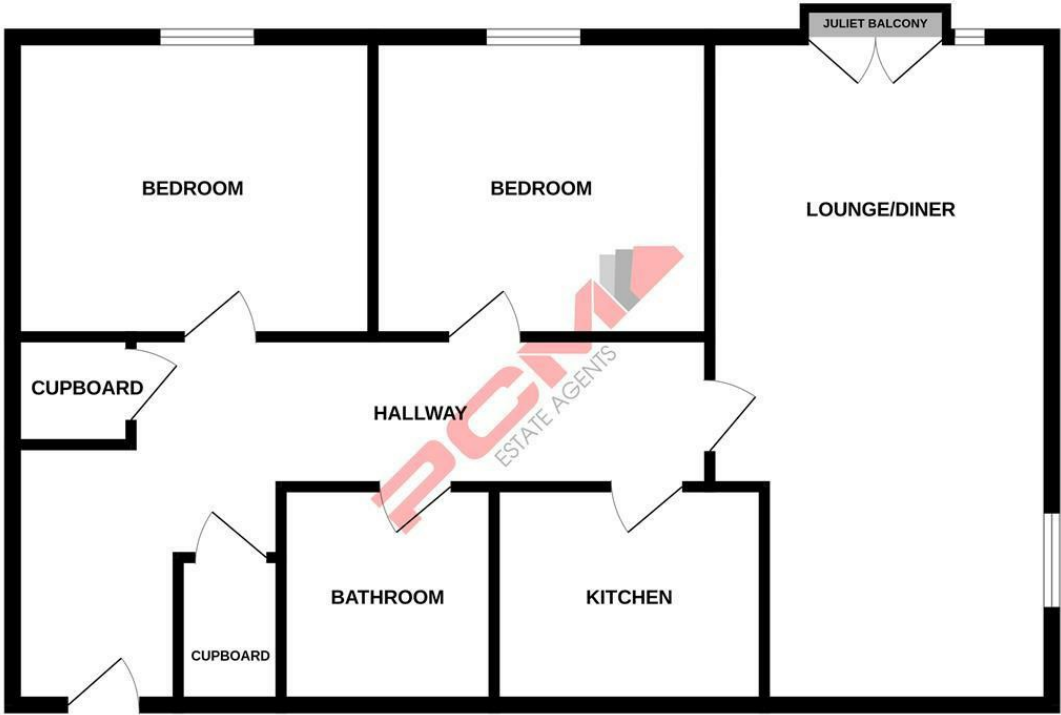
Lease: Approximately 107 years.

Service Charge: Approximately £1680 per annum.

Ground Rent: £0



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 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	