







PCM
ESTATE AGENTS

109, London Road, St Leonards-On-Sea, TN37 6AT

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

Price £135,000

PCM Estate Agents are delighted to present to the market an opportunity to secure this GROUND FLOOR AARTMENT with ONE BEDROOM plus OCCASIONAL ROOM/ STUDY. Positioned just a short stroll from the vast range of amenities within central St Leonards, including coffee shops, bakeries and other independent shops, as well as being within easy reach of nearby Gensing Gardens, St Leonards seafront, promenade and Warrior Square railway station with convenient links to London. Offered to the market CHAIN FREE.

Occupying the GROUND FLOOR of this OLDER STYLE VICTORIAN BUILDING with accommodation comprising an entrance hall, lounge, kitchen, ONE DOUBLE BEDROOM with an additional STUDY/ OCCASIONAL ROOM with a borrowed light window from the master bedroom. There is also an inner lobby offering additional storage and a bathroom.

Viewing comes highly recommended, please contact the owners agents today to arrange your viewing and avoid disappointment.

COMMUNAL FRONT DOOR
Opening to communal hallway, private front door to:

ENTRANCE HALL
Wall mounted thermostat, electric consumer unit and meter, door to:

LOUNGE
17'9 into bay x 14'6 (5.41m into bay x 4.42m)
Two radiators, original high skirting boards, picture rail, cornicing, double glazed bay window to front aspect, archway opening to:

KITCHEN
11'6 x 4'7 (3.51m x 1.40m)
Comprising a range of eye and base level units with four ring electric hob with extractor above and electric oven below, space for under counter fridge freezer, space and plumbing for washing machine, part tiled walls, frosted double glazed window to front aspect.

BEDROOM
11'1 narrowing to 8'4 x 12'6 (3.38m narrowing to 2.54m x 3.81m)
Radiator, high skirting boards, picture rail, cornicing, two single glazed windows to rear aspect.

OCCASIONAL ROOM/ STUDY
9'1 x 6'7 (2.77m x 2.01m)
Radiator, picture rail, cornicing, borrowed light window from the master bedroom.

LOBBY
Accessed via two steps down from the entrance hall, with radiator, storage cupboard, frosted double glazed window to side aspect, door to:

BATHROOM
Comprising a panelled bath with mixer tap, wc, wash hand basin, wall mounted gas boiler, tiled walls, radiator, single glazed window to side aspect and frosted double glazed window to rear aspect.

TENURE
We have been advised of the following by the vendor:
Share of Freehold -transferrable with the sale.
Lease: 999 years from 1989, approximately 962 years remaining.
Service Charge: As and when required - 1/4 share of any costs.
Ground Rent: None
Pets: Not Permitted.

Council Tax Band: A

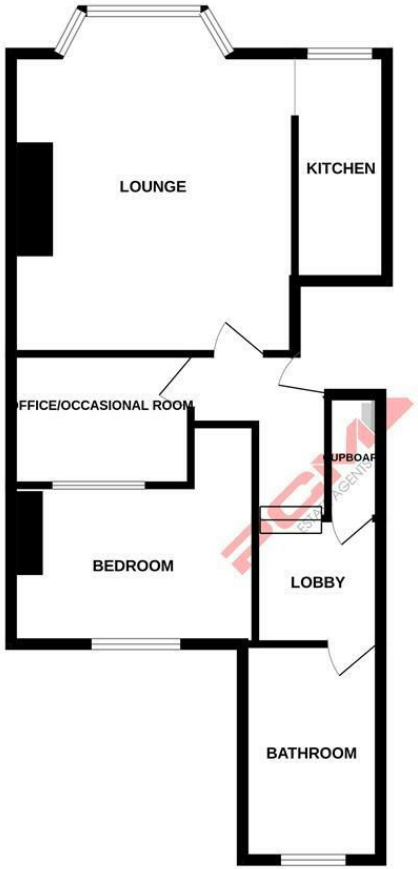




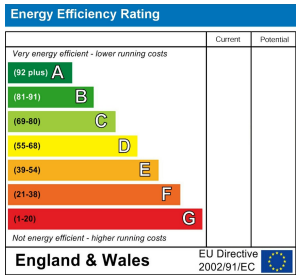


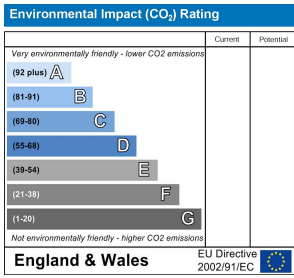


GROUND FLOOR



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 ©2026





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.