



ESTATE AGENTS

**Flat 3, 87, Marina, St. Leonards-On-Sea, TN38 0BL**

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Tel: 01424 839111

**Offers In The Region Of £240,000**

PCM Estate Agents are delighted to present to the market an opportunity to acquire this CHAIN FREE converted FIRST FLOOR TWO BEDROOM FLAT with the most SPECTACULAR SEA VIEWS. The property benefits from a SHARE OF FREEHOLD and a LONG LEASE.

Positioned on St Leonards seafront within walking distance of central St Leonards with a vast range of amenities on offer, including boutique shops and eateries, coffee shops and Warrior Square railway station with convenient links to London.

Inside, the property offers accommodation comprising a spacious entrance hall, LARGE BAY FRONTED LIVING ROOM with HIGH CEILINGS to take in those GLORIOUS SEA VIEWS, kitchen again with sea views, TWO DOUBLE BEDROOMS and a bathroom.

Viewing comes highly recommended, please call the owners agents now to book your viewing.

#### **COMMUNAL FRONT DOOR**

Leading to:

#### **COMMUNAL ENTRANCE HALL**

Stairs rising to the first floor, private front door to:

#### **ENTRANCE HALL**

Window to side aspect, high ceiling with cornicing, partially wood panelled walls, split level with access to:

#### **LOUNGE-DINING ROOM**

21'3 into bay x 13'6 (6.48m into bay x 4.11m)

High ceilings, cornicing, electric wall mounted radiator, fireplace, high skirting boards, consumer unit for electrics, part double glazed large bay window to front aspect framing those lovely views of the sea, access to a small balcony area via the bay window, door to:

#### **KITCHEN**

10'9 x 7' (3.28m x 2.13m)

Part tiled walls, high ceilings with cornicing, wall mounted electric radiator, airing cupboard housing immersion heater, fitted with a matching range of eye

and base level cupboards and drawers with worksurfaces over, sink with drainer and mixer tap, electric hob and oven, space for tall fridge freezer, double glazed sash window to front aspect framing lovely sea views.

#### **MASTER BEDROOM**

15'8 x 9'8 (4.78m x 2.95m)

Wall mounted electric radiator, high ceilings with cornicing.

#### **BEDROOM**

11'7 x 8'1 (3.53m x 2.46m)

Coving to ceiling, wall mounted electric radiator, sash window to rear aspect.

#### **BATHROOM**

Panelled bath with mixer tap and shower attachment, additional electric shower over bath, pedestal wash hand basin, low level wc, heated towel rail, part tiled walls, borrowed light window, wall mounted infrared heater.

#### **TENURE**

We have been advised of the following by the vendor:

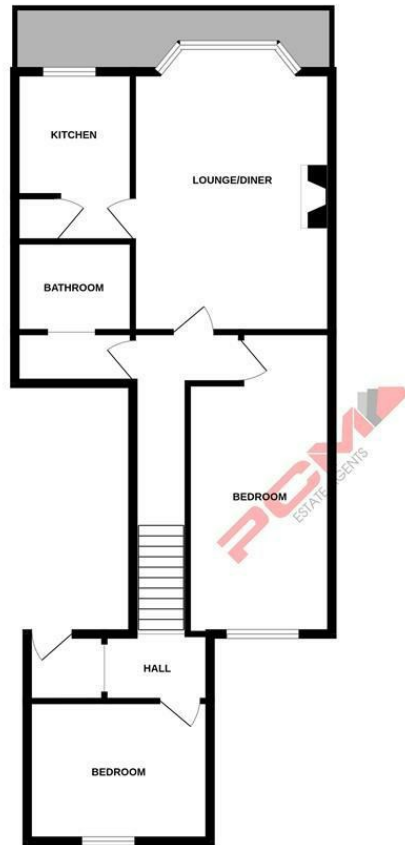
Share of freehold - transferrable with the sale.

Lease: Remainder of a 999 year lease

Service Charge: Approximately £1200 per annum.

Council Tax Band: A





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>		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	

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