



**Flat 1 Medlow Court 56-59, Eversfield Place, St.  
Leonards-On-Sea, TN37 6DB**

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

**Price £165,000**

PCM Estate Agents are delighted to present to the market an opportunity to secure this ONE DOUBLE BEDROOM LOWER GROUND FLOOR FLAT with a PRIVATE GARDEN, situated directly ON THE SEAFRONT in this highly sought-after region of St Leonards. Offered to the market CHAIN FREE.

Accommodation comprises a LARGE AND AIRY LOUNGE-DINING ROOM, kitchen in need of modernisation, GOOD SIZED DOUBLE BEDROOM with BUILT IN WARDROBE, bathroom and a SEPARATE WC. Externally the property also benefits from a PRIVATE REAR GARDEN with courtyard, in need of some cultivation.

Viewing comes highly recommended to fully appreciate this home, please call the owners agents now to avoid disappointment.

#### **COMMUNAL ENTRANCE**

Access via entry phone system, steps descending to lower ground floor, private front door opening to:

#### **ENTRANCE HALL**

Good sized storage cupboard with shelving above, radiator, single glazed window to side aspect overlooking the private courtyard, wall mounted thermostat, door opening to:

#### **LOUNGE**

18'3 max x 12'7 (5.56m max x 3.84m)

Wood effect laminate flooring, single glazed bay window to front aspect, feature fire surround, radiator.

#### **BEDROOM**

13'6 max x 9'7 (4.11m max x 2.92m)

Built in wardrobe with hanging and shelving space, single glazed window to rear aspect providing outlook onto the garden, radiator.

#### **KITCHEN**

9'4 x 8' (2.84m x 2.44m)

In need of modernisation and fitted with a range of eye and base level units, four ring gas stove with extractor above, electric oven below, inset stainless steel sink with mixer tap, cupboard housing the boiler, radiator, single glazed window to rear aspect providing views over the courtyard, single glazed door opening to the courtyard.

#### **BATHROOM**

Panelled bath with mixer tap and shower attachment, separate freestanding shower cubicle with electric shower unit, part tiled walls, wash hand basin with mixer tap and storage below, single glazed frosted window to side aspect.

#### **SEPARATE WC**

Low level wc.

#### **REAR GARDEN**

Arranged over two tiers with a good sized rear courtyard providing ample space for outdoor dining and entertaining, steps rising to a tiered section of garden that is in need of cultivation, range of mature trees and shrubs.

#### **TENURE**

We have been advised of the following by the vendor:

Lease: Approximately 80 years remaining.

Service Charge: TBC

Ground Rent: TBC

Letting: Allowed

Air BnB: Allowed

Pets: Small domestic pets allowed.



## 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, structures and fixtures 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)	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			
EU Directive 2002/91/EC			
England & Wales			

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			
EU Directive 2002/91/EC			
England & Wales			