



ESTATE AGENTS

128, Marina, St. Leonards-On-Sea, TN38 0BN

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Price £795,000

PCM Estate Agents are delighted to present to the market this SUBSTANTIAL FIVE STOREY FREEHOLD BUILDING comprising a 3x ONE BEDROOM FLATS occupying the lower ground, hall floor, and first floor, along with a spacious TWO BEDROOM MAISONETTE spanning the top two floors. This impressive property presents an ideal investment opportunity for buyers looking to expand their portfolio with a fully renovated, income-generating asset.

The building has recently undergone a comprehensive refurbishment and benefits from a combination of gas and electric heating systems. To the rear, there is a PRIVATE GARDEN, with exclusive access from the lower ground floor flat, a highly desirable feature for tenants.

Situated on a sought-after road in central St Leonards, the property is conveniently located close to local amenities, transport links, and the seafront.

Early viewing is highly recommended, contact the sole agents today to arrange your appointment and avoid disappointment.

LOWER GROUND FLOOR FLAT

External steps leading down to a door providing access to an entrance hall providing access to the meter cupboards for all flats, Private front door to:

ENTRANCE HALL

Further doors leading to:

BEDROOM

11' x 13'11 (3.35m x 4.24m)

Radiator, single glazed window to front aspect.

NEWLY FITTED LIVING ROOM-KITCHEN

16'6 x 12'10 (5.03m x 3.91m)

Comprising a range of eye and base level units with integrated washing machine and dishwasher, four ring electric hob with extractor above and electric oven beneath, Butler sink with mixer tap, marble effect countertop with soft-close doors and tiled splashbacks. All the appliances are new Lamona appliances. Opening to the living area with radiator, single glazed window to rear aspect providing an outlook onto your private rear garden, further door to:

STUDY/ OCCASIONAL ROOM

10'8 x 6'9 (3.25m x 2.06m)

Single glazed window to side aspect providing outlook over the courtyard garden, further door to the main garden, storage cupboard and door to:

BATHROOM

Newly fitted suite comprising a panelled bath with mixer tap and shower attachment, inset sink with mixer tap, vanity mirror, low level wc, extractor fan, radiator, combi boiler, frosted single glazed window to side aspect.

REAR GARDEN

Private area providing ample space for seating, outdoor entertainment and dining, range of mature trees and shrubs.

GROUND FLOOR FLAT

Communal entrance hall, private front door to:

ENTRANCE HALL

Entry phone system, space and plumbing for washing machine, providing access to:

LOUNGE

17' max into bay x 13'2 (5.18m max into bay x 4.01m)

Fireplace surround and stone hearth, single glazed bay window providing views out to the sea, radiator.

BEDROOM

13'3 max x 11'1 (4.04m max x 3.38m)

Fireplace surround, radiator, single glazed window to rear aspect.

HALLWAY

Radiator, single glazed window to side aspect, access to:

WC

Dual flush wc, extractor fan.

BATHROOM

Newly fitted suite with panelled bath having shower attachment above, wash hand basin with mixer tap, tiled walls, extractor fan.

KITCHEN

Fitted with a range of eye and base level units, under counter fridge and freezer, four ring electric hob with extractor above and electric oven below, Butler style sink with mixer tap, part tiled walls, cupboard housing the combi boiler, radiator.

FIRST FLOOR FLAT

Communal entrance hall with stairs rising to the first floor landing, private front door to:

ENTRANCE HALL

Opening to:

OPEN PLAN LIVING AREA

16'11 x 14'6 (5.16m x 4.42m)

Feature fireplace, electric radiator, single glazed bay window to front aspect providing views towards the sea and towards Bexhill. Newly fitted kitchen comprising a range of eye and base level units with integrated fridge freezer, integrated dishwasher, Butler style sink with part tiled walls, four ring electric hob with extractor above and electric oven below, further window providing sea views.

BEDROOM

9'11 x 9'10 (3.02m x 3.00m)

Electric radiator, single glazed window to rear aspect.

BATHROOM

Panelled bath with mixer tap and shower attachment, sink with mixer tap, low level wc, storage cupboard above the bath.

UTILITY SPACE

Sole use but situated in the communal area. Housing the immersion tank, space and plumbing for washing machine.

MAISONETTE

Communal entrance hall with stairs rising to the second floor, private front door opening to:

ENTRANCE HALL

Entryphone system, stairs rising to upper floor accommodation, storage cupboard, door opening to:

OPEN PLAN LOUNGE-KITCHEN-DINER

28'7 max x 16'9 (8.71m max x 5.11m)

Dual aspect providing ample light and stunning sea views to the front, single glazed bay window to front aspect providing beautiful views towards the sea and to Bexhill, whilst to the rear a single glazed window provides a bright and airy feel. Newly fitted kitchen and benefitting from a range of eye and base level units, comprising integrated fridge freezer, integrated washing machine, integrated dishwasher, integrated bin store, four ring electric hob with extractor above and electric oven below, Butler sink with mixer tap, feature fireplace surround, electric radiator.

LANDING

Further door to:

BEDROOM

17'9 x 8'4 (5.41m x 2.54m)

Dual aspect with double glazed window to the front aspect providing views, Velux window to rear aspect providing access to the loft space, electric radiator.

BEDROOM

9'3 x 8' (2.82m x 2.44m)

Double glazed window to front aspect providing views, electric radiator.

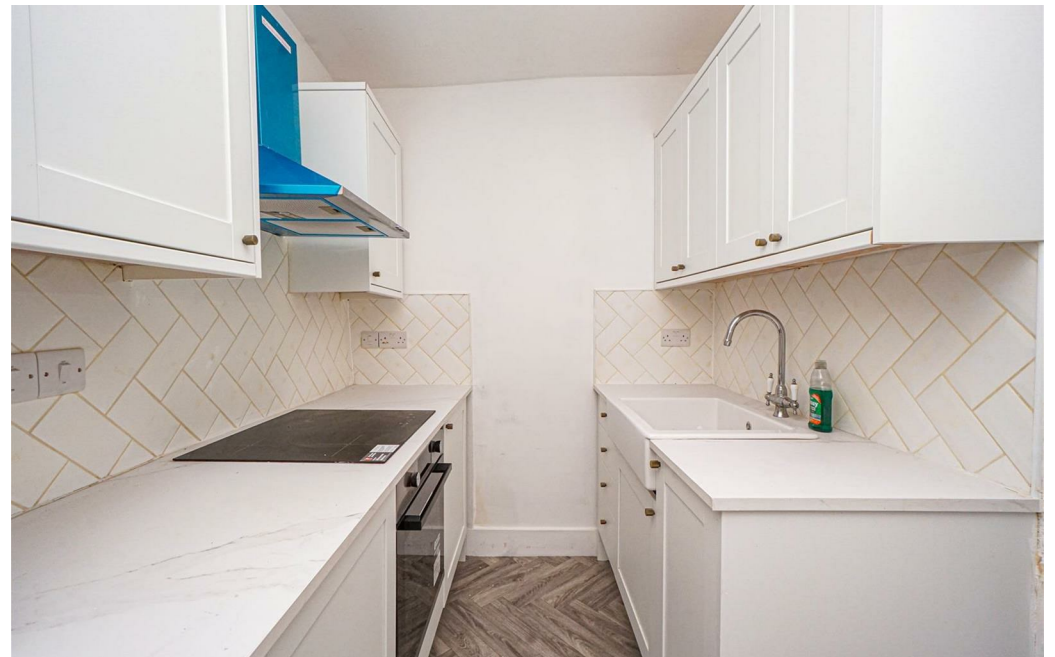
BATHROOM

8'2 max narrowing to 5'4 x 5'6 (2.49m max narrowing to 1.63m x 1.68m)

Newly fitted suite comprising a panelled bath with mixer tap and shower attachment, low level dual flush wc, inset sink with mixer tap and storage beneath, vanity mirror, tiled walls, rear double glazed Velux window.

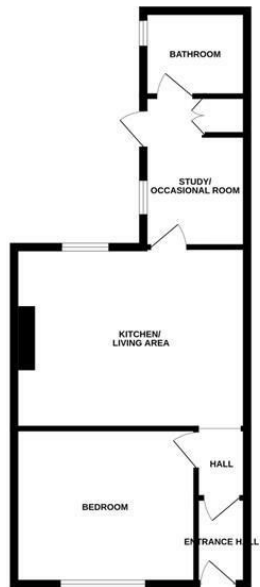
Council Tax Band: A



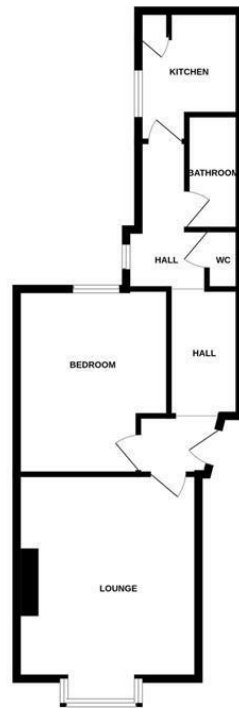




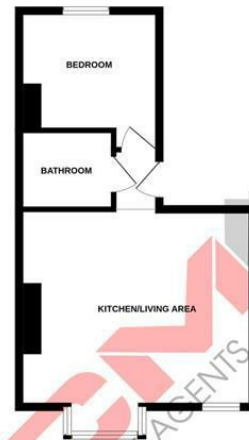
LOWER GROUND FLOOR



GROUND FLOOR



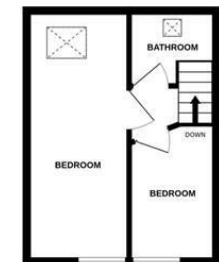
FIRST FLOOR



SECOND FLOOR



TOP 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	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.