



Flat 6 Wilton House, 1, Grosvenor Gardens, St Leonards-On-Sea, TN38 0AG

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

Price £175,000

PCM Estate Agents are delighted to offer an opportunity to acquire this STUNNING ONE BEDROOM APARTMENT with AMAZING SEA VIEWS, located in this highly sought-after and RARELY AVAILABLE position, on St Leonards Seafront. Offered to the market with a SHARE OF FREEHOLD.

Occupying the SECOND FLOOR and adjacent to St Leonards seafront, with FANTASTIC VIEWS toward the SEA, BEACHY HEAD and over the Bowling Green.

Inside, the accommodation comprises a 14ft LOUNGE and 15ft BEDROOM with access to a BALCONY, a well-maintained kitchen and a bathroom.

This STUNNING APARTMENT BY THE SEA comes highly recommended, please call the owners agents now to book your appointment and avoid disappointment.

COMMUNAL HALL

Stairs rise to the second floor, private wooden door with frosted insert leading to:

HALLWAY

10'7 x 3'5 (3.23m x 1.04m)

Laminate flooring, entry phone system, storage cupboards, radiator.

KITCHEN

10'2 max x 7'6 max (3.10m max x 2.29m max)

Fitted with a range of eye and base level cupboards, electric oven with four ring gas hob and extractor over, space for fridge freezer, space and plumbing for washing machine, tiled flooring, coving, tiled splashback, radiator, double glazed window overlooking the green.

LOUNGE

14'5 max x 9'8 max (4.39m max x 2.95m max)

Laminate flooring, coving to ceiling, high skirting, radiator, picture rail, double glazed window with sea views and overlooking the bowling greens, access to a small balcony, door to:

BEDROOM

15'1 x 9'8 (4.60m x 2.95m)

Carpeted, skirting boards, coving to ceiling, panelling, radiator, double glazed window with views of the sea and bowling greens, access to a small balcony.

BATHROOM

10'3 max x 5'3 max (3.12m max x 1.60m max)

Bath with separate shower over, wc, vanity unit with inset sink, vinyl flooring, part tiled surround, radiator, coving, double glazed window overlooking the green and benefitting from a sea view.

TENURE

We have been advised of the following by the vendor:

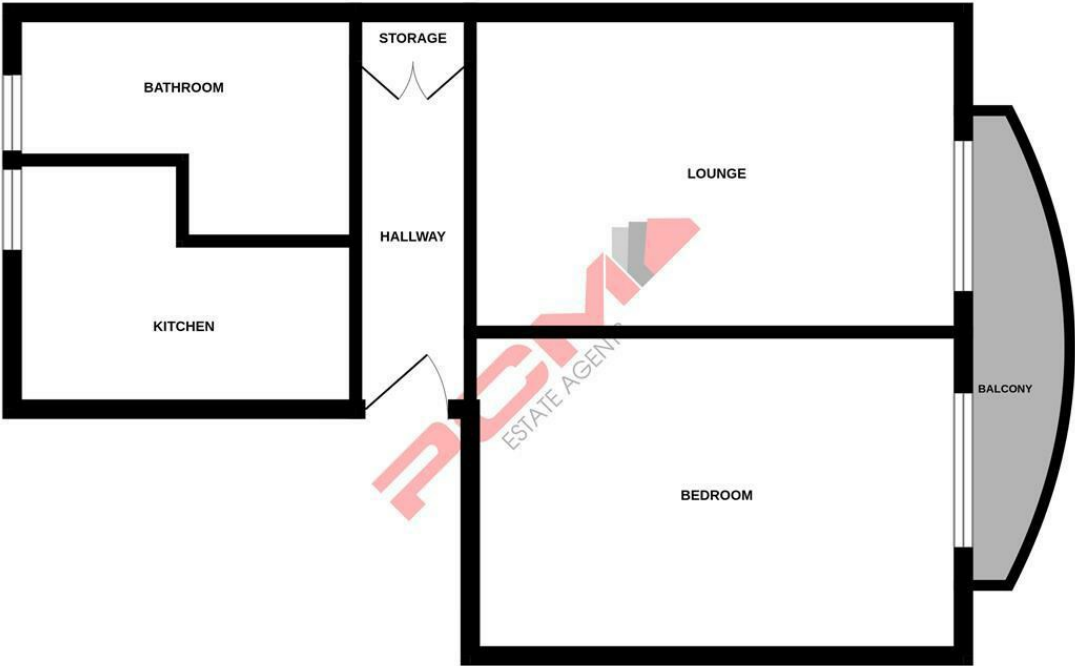
Share of Freehold - transferrable with the sale

Lease: TBC

Service Charge: Approximately £2200 per annum.



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.
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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		
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		