



**First Floor Flat 128, Marina, St. Leonards-On-Sea, TN38 0BN**

Web: [www.pcimestateagents.co.uk](http://www.pcimestateagents.co.uk)  
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**Price £225,000**

PCM Estate Agents are delighted to present to the market an excellent opportunity to secure this RECENTLY REFURBISHED FIRST FLOOR APARTMENT with PANORAMIC SEA VIEWS and a NEW LEASE. Located just a stone's throw from the beach, this beautifully refurbished one-bedroom apartment enjoys spectacular elevated views across the coastline.

The property is ideally located on the St Leonards seafront. The BAY FRONTED OPEN PLAN LIVING AREA provides an ideal space to relax and entertain, featuring a MODERN FITTED KITCHEN with INTEGRATED APPLIANCES. The DOUBLE BEDROOM offering comfortable living, and the NEWLY INSTALLED BATHROOM, complete the internal layout.

The apartment has undergone a full refurbishment throughout and benefits from electric heating and a new lease, making it an ideal home or investment opportunity. Situated moments from the beach, promenade, and a range of local cafés and amenities, this property combines style, convenience.

#### **COMMUNAL FRONT DOOR**

Leading to 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.

#### **TENURE**

We have been advised of the following by the vendor:

1/4 Share of Freehold on completion.

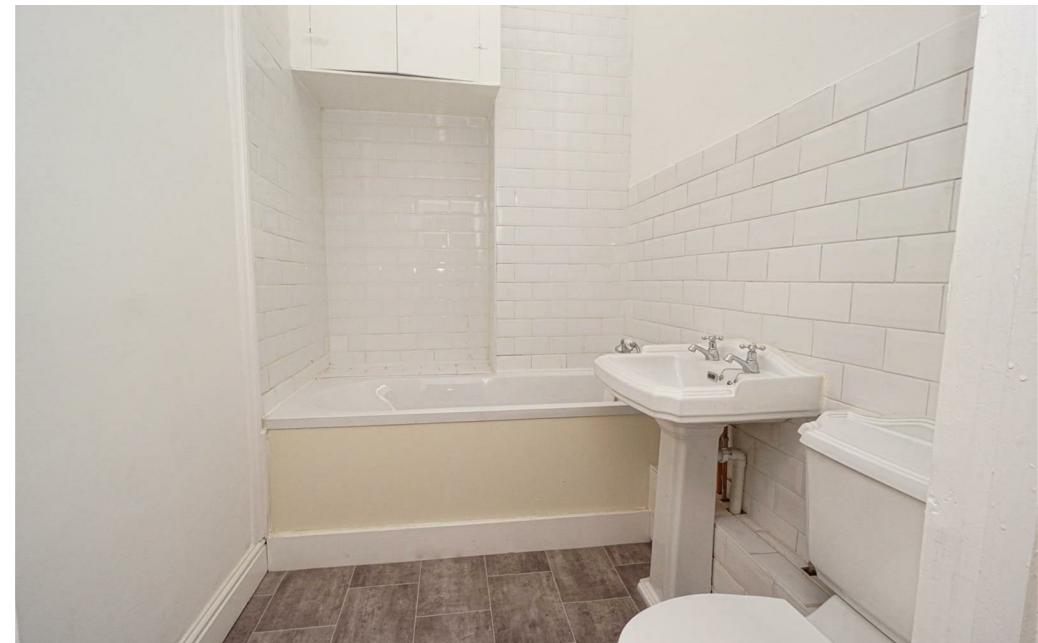
Lease: New 999 year lease.

Service Charge: 1/4 share of any costs

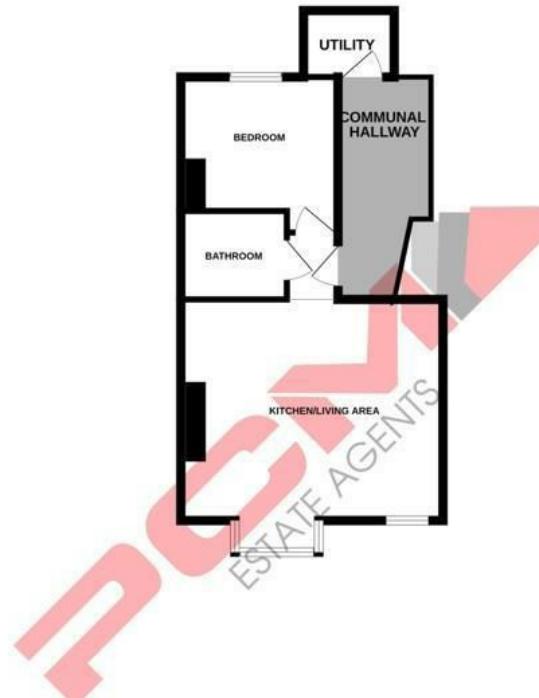
Ground Rent: Peppercorn

Pets: Allowed

Letting & Air BnB: Allowed



## FIRST FLOOR



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		79
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G	54	
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			