



ESTATE AGENTS

**Flat 4, 6-7, Grand Parade, St. Leonards-On-Sea, TN38  
0DA**

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

**Price £210,000**

PCM Estate Agents are delighted to present an exceptional opportunity to acquire this CONVERTED ONE/ TWO BEDROOM FLOOR FLAT, nestled directly on the ICONIC ST LEONARDS SEAFRONT. Set within a distinguished VICTORIAN BUILDING in the vibrant heart of Central St. Leonards, this elegant home boasts PANORAMIC SEA VIEWS.

As you enter via Market Street to the rear, the flat is accessed on the FIRST FLOOR, upon entering there is a spacious reception hall which is currently used as an OPEN PLAN LOUNGE-DINING AREA. An inner hallway leads you to a kitchen and TWO ADAPTABLE ROOMS, both offering sublime sea vistas. One of these rooms, currently used as a lounge/bedroom, whilst the other large room is utilised as the main bedroom, it's a flexible space to suit your lifestyle, a bathroom completes the accommodation.

This is more than just a home; it's a lifestyle, just moments from St. Leonards' eclectic amenities, charming cafés, and just a short stroll from Warrior Square station, ensuring effortless access to London.

Don't miss this rare chance to embrace seaside elegance in St. Leonards.

#### **COMMUNAL FRONT DOOR**

Leading to communal entrance hall, with stairs rising to the first floor, private front door to:

#### **DINING-LIVING AREA**

13'7 x 10'1 (4.14m x 3.07m)

Measurement excludes recess. Two double glazed windows to rear/ side aspect.

#### **HALL/ STUDY AREA**

Additional storage space, wall mounted entry phone system, doors to:

#### **KITCHEN**

14'4 x 9'8 (4.37m x 2.95m)

Fitted with a matching range of eye and base level cupboards and drawers with worksurfaces over, inset drainer-sink unit with mixer tap, space for electric cooker, space and plumbing for washing machine, space for tall fridge freezer, built in storage, double glazed tilt and turn window to rear aspect.

#### **LOUNGE/ OPTIONAL BEDROOM**

20'3 into bay x 11'1 (6.17m into bay x 3.38m)

High ceiling, fireplace, double glazed bay window to front aspect having outstanding views over St Leonards seafront to Hastings Pier and Beachy Head.

#### **BEDROOM**

17'1 x 8'5 (5.21m x 2.57m)

Built in double wardrobe, double glazed tilt and turn window to front aspect with lovely views over St Leonards promenade and to the sea.

#### **TENURE**

We have been advised of the following by the vendor:

Share of Freehold - transferrable with the sale.

Lease: 999 years from 1972, approximately 945 years remaining.

Service Charge: Approximately £1,200 per annum.

Letting: Allowed

Air BnB: Not Allowed

Pets: Not Allowed

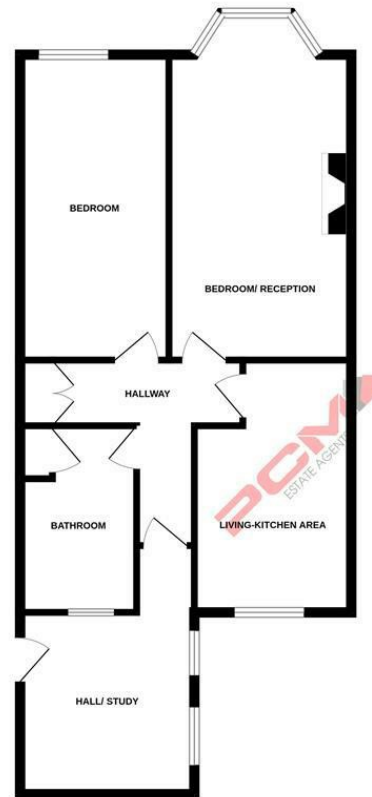
#### **NOTE**

Access to the property is at the rear via Market Street.

Council Tax Band: A



GROUND FLOOR



FLAT 4, 6-7 GRAND PARADE

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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