



ESTATE AGENTS

**Flat 7, 28, Chapel Park Road, St. Leonards-On-Sea, TN37
6HU**

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

Offers Over £125,000

PCM Estate Agents present to the market this SECOND FLOOR ONE BEDROOM APARTMENT offered to the market with a LENGTHY LEASE, CHAIN FREE and with VACANT POSSESSION.

The property has been recently decorated and is ideal for a first time purchase or investment. Accommodation comprises a 14ft LOUNGE, kitchen, ONE BEDROOM and a bathroom.

Located within a highly sought-after central St Leonards , within easy reach of Warrior Square mainline railway station and seafront, as well as many boutique shops, bars and eateries that St Leonards has to offer.

Please call the owners agents now to arrange your viewing and avoid disappointment.

ENTRANCE HALL

8' x 7'1 (2.44m x 2.16m)

Storage cupboard, fuse box, fridge and freezer (included), shelving, mirrored wall, radiator.

LOUNGE

14'1 max x 9' max (4.29m max x 2.74m max)

Double glazed window to front aspect, radiator, laminate flooring, cupboard housing the boiler.

KITCHEN

Fitted with a range of eye and base level cupboards and drawers, worksurfaces, inset sink with mixer tap, built in oven with hob and cooker hood over, washing machine (included), part tiled walls, double glazed window.

BEDROOM

10'1 max x 10'1 max (3.07m max x 3.07m max)

Double glazed window to rear with sea glimpse, radiator, vinyl flooring.

BATHROOM

7'1 max x 4' max (2.16m max x 1.22m max)

Panelled bath with shower over, pedestal wash hand basin, low level wc, tiled flooring, radiator, frosted double glazed window.

TENURE

We have been advised of the following by the vendor:

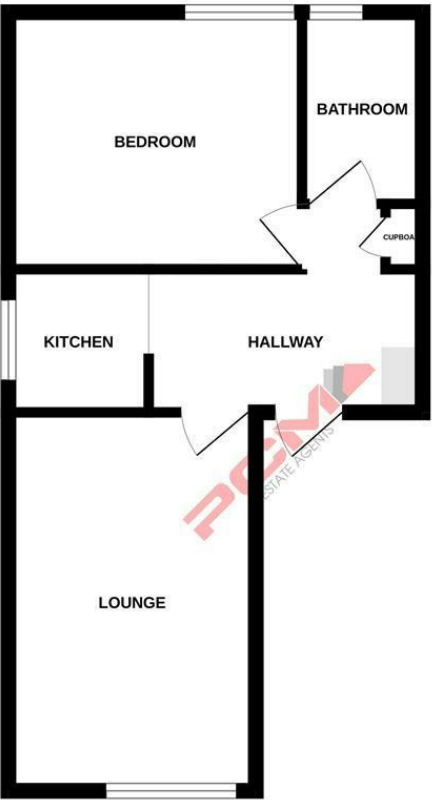
Lease: 999 from August 2006, approximately 980 years remaining.

Service Charge: Approximately £1626 per annum

Ground Rent: Approximately £150 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		