



ESTATE AGENTS

**Flat 5, 44, Eversfield Place, St. Leonards-On-Sea, TN37
6DB**

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

Price £150,000

PCM Estate Agents present to the market this THIRD FLOOR ONE BEDROOM FLAT with PANORAMIC SEA VIEWS and a SHARE OF FREEHOLD. Offered to the market CHAIN FREE.

Accommodation comprises a LOUNGE with those lovely SEA VIEWS, modern kitchen, ONE BEDROOM and a bathroom. The property benefits from double glazing (where stated) and electric heating. The property offers a lovely quiet space and is perfect for use as a holiday home or for someone looking for a home by the seaside.

Conveniently located on a sought-after stretch of St Leonards seafront, within easy reach of both Hastings and St Leonards Warrior Square mainline railway station in addition to a number of local shops, bars and restaurants.

If you are looking for a SEAFRONT APARTMENT with STUNNING VIEWS, look no further and call PCM Estate Agents now to arrange your immediate viewing to avoid disappointment.

COMMUNAL ENTRANCE

Stairs rising to third floor, private front door leading to:

ENTRANCE HALLWAY

Leading to:

LOUNGE

16' x 12' max (4.88m x 3.66m max)

Modern electric heater, double glazed windows looking out to sea, television point.

KITCHEN

12'x 6'1 (3.66mx 1.85m)

Double glazed and secondary glazed window to front aspect overlooking the sea, fitted with a matching range of eye and base level cupboards and drawers, sink, built in fridge freezer, built in electric hob and oven, space and plumbing for washing machine, electric heater.

BEDROOM

10'1 x 8' (3.07m x 2.44m)

Modern electric heater, two single glazed windows to rear offering a green outlook, storage cupboard with water tank, further over bed storage space.

BATHROOM

8' x 4'1 (2.44m x 1.24m)

Bath with shower over and tiled surround, modern white suite with basin and vanity unit, wc, electric heater.

TENURE

We have been advised of the following by the vendor:

1/6 Share of Freehold - transferrable with the sale.

Lease; Approximately 107 years remaining.

Service Charge: Approximately £1200 per annum.

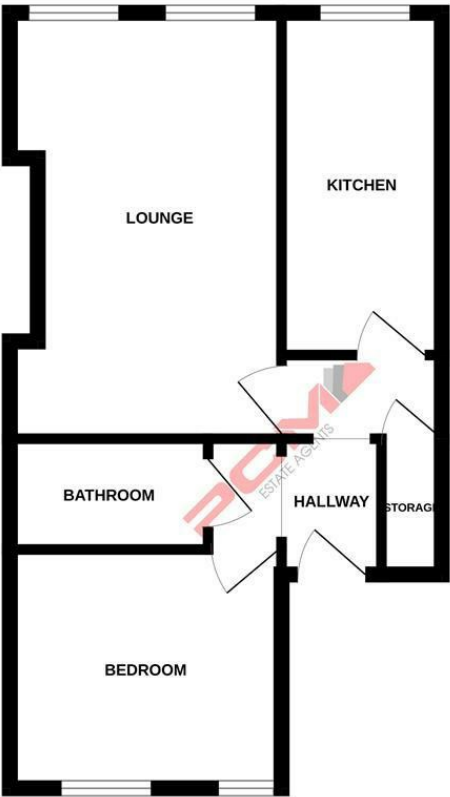
Letting: Allowed

Air BnB: Yes

Pets: Allowed



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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