



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

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

**Offers In Excess Of £225,000**

PCM Estate Agents are delighted to present to the market an excellent opportunity to secure this RECENTLY REFURBISHED LOWER GROUND FLOOR APARTMENT, complete with a PRIVATE REAR COURTYARD GARDEN and a NEW LEASE. Located just a stone's throw from the beach, this beautifully updated property offers a one-bedroom layout plus a study/occasional room, providing additional flexibility for home working or guest use.

Ideally situated on the St Leonards seafront, the apartment offers GENEROUSLY SIZED accommodation throughout. The OPEN PLAN KITCHEN-LIVING AREA provides an ideal space to relax and entertain, featuring a MODERN FITTED KITCHEN with INTEGRATED APPLIANCES. The GOOD SIZED DOUBLE BEDROOM is complemented by the additional STUDY/ OCCASIONAL ROOM, ensuring comfortable and versatile living. A NEWLY INSTALLED BATHROOM completes the internal layout. A particular feature of this apartment is the PRIVATE REAR GARDEN, offering a perfect space for outdoor entertaining, relaxation, or enjoying an evening meal.

The apartment has undergone a full refurbishment throughout and benefits from gas central 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.

#### **EXTERNAL STEPS LEADING DOWN**

To a door providing access to an entrance hall providing access to the meter cupboards for all flats, Private front door to:

#### **ENTRANCE HALL**

Further doors leading to:

#### **BEDROOM**

11' x 13'11 (3.35m x 4.24m)

Radiator, single glazed window to front aspect.

#### **NEWLY FITTED LIVING ROOM-KITCHEN**

16'6 x 12'10 (5.03m x 3.91m)

Comprising a range of eye and base level units with integrated washing machine and dishwasher, four ring electric hob with extractor above and

electric oven beneath, Butler sink with mixer tap, marble effect countertop with soft-close doors and tiled splashbacks. All the appliances are new Lamona appliances. Opening to the living area with radiator, single glazed window to rear aspect providing an outlook onto your private rear garden, further door to:

#### **STUDY/ OCCASIONAL ROOM**

10'8 x 6'9 (3.25m x 2.06m)

Single glazed window to side aspect providing outlook over the courtyard garden, further door to the main garden, storage cupboard and door to:

#### **BATHROOM**

Newly fitted suite comprising a panelled bath with mixer tap and shower attachment, inset sink with mixer tap, vanity mirror, low level wc, extractor fan, radiator, combi boiler, frosted single glazed window to side aspect.

#### **REAR GARDEN**

Private area providing ample space for seating, outdoor entertainment and dining, range of mature trees and shrubs.

#### **TENURE**

We have been advised of the following by the vendor:

¼ Share of Freehold on completion.

Lease: New 999 year lease.

Service Charge: ¼ share of any costs

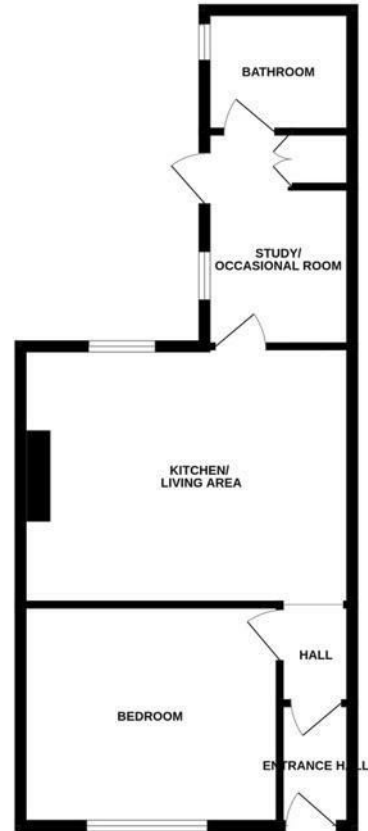
Ground Rent: Peppercorn

Pets: Allowed

Letting & Air BnB: Allowed



LOWER GROUND 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			
(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 <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			
England & Wales		EU Directive 2002/91/EC	