



A well-presented TWO BEDROOM, TWO BATHROOM, GARDEN APARTMENT occupying the LOWER FLOOR of this PERIOD BUILDING within a sought-after central St Leonards location, within easy reach of the seafront and Warrior Square with its mainline railway station. Offered to the market CHAIN FREE with a SHARE OF FREEHOLD.

Offering spacious accommodation throughout comprising an entrance hallway, MODERN FITTED KITCHEN, lounge to the rear with French doors leading out to a PRIVATE AND ENCLOSED COURTYARD STYLE GARDEN, TWO BEDROOMS one of which enjoying its own EN SUITE shower room in addition to the main bathroom.

The aforementioned COURTYARD GARDEN enjoys a SUNNY ASPECT with side access to the front of the property and also a front courtyard providing ample storage space.

Situated within easy reach of the many boutique shops, bars and restaurants that central St Leonards has to offer. Please call PCM Estate Agents now to arrange your immediate viewing to avoid disappointment.

STEPS DOWN FRONT STREET LEVEL

Leading to a front courtyard providing ample storage space, private front door to:

ENTRANCE HALL

Radiator, wall mounted gas fired boiler, open plan to:

KITCHEN

9'4 x 6'7 (2.84m x 2.01m)

Beautifully presented and modern comprising a range of eye and base level units with worksurfaces over, four ring gas hob with extractor above and oven below, space for fridge freezer, space and plumbing for washing machine, stainless steel inset sink with mixer tap, sky lights, door to:

INNER HALLWAY

Built ins storage cupboards, door to:

LOUNGE

12'7 max x 12'1 max (3.84m max x 3.68m max)

Double glazed French doors to rear aspect leading out to the garden, double glazed window to rear aspect, radiator.

BEDROOM

17'6 max x 5'9 max (5.33m max x 1.75m max)

Double glazed window to side aspect, radiator, door to:

EN SUITE

Walk in shower, wc with integrated wash hand basin, radiator, extractor fan, double glazed windows to side aspect.

BEDROOM

12'6 max x 12' max (3.81m max x 3.66m max)

Double glazed window to front aspect, radiator.

BATHROOM

Panelled bath with mixer tap and shower attachment, dual flush wc, wash hand basin, radiator, extractor fan.

REAR GARDEN

Private and enclosed courtyard style garden, enjoying a sunny aspect, mainly paved and providing ample space for seating and entertaining, side access to the front of the building, secure door/ passageway.

TENURE

We have been advised of the following by the vendor:

Share of Freehold - transferrable with the sale.

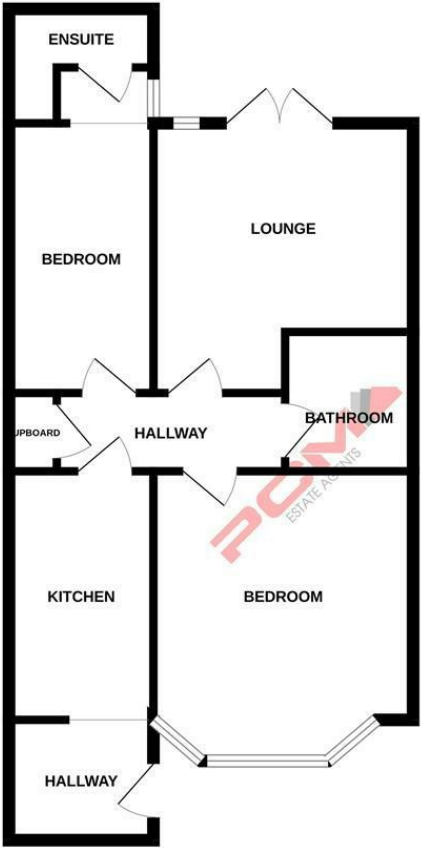
Lease: 107 years remaining.

Service Charge: Approximately £1286 per annum.

Pets: Allowed, with permission and providing they do not cause a nuisance.



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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