



ESTATE AGENTS

**25, Rymill Road, St. Leonards-on-sea, TN38 9EF**

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**Price £199,950**



PCM Estate Agents are delighted to present to the market an opportunity to acquire this PURPOSE BUILT FIRST FLOOR TWO DOUBLE BEDROOM FLAT, positioned in a quiet cul-de-sac within this favourable region of St Leonards. The property benefits from OFF ROAD PARKING, whilst to the rear is a PRIVATE AND ENCLOSED REAR GARDEN.

The property is accessed via external steps leading to the first floor with a private front door into the flat itself. The entrance hall has stairs rising to the accommodation with a LOUNGE-DINER, kitchen, TWO DOUBLE BEDROOMS and a bathroom. The property is well-presented throughout with well-appointed accommodation much improved by the current owner.

Situated within easy reach of amenities within St Leonards and popular schooling establishments, please call the owners agents now to book your viewing.

#### **EXTERNAL STEPS**

Leading to the first floor, private double glazed front door leading to:

#### **ENTRANCE HALL**

Stairs rising to the main accommodation, loft hatch to loft space, radiator, bespoke cabinetry, doors opening to:

#### **LOUNGE-DINER**

17'5 x 13'4 (5.31m x 4.06m)

Wood laminate flooring, picture rail, radiator, fireplace with inset wood burning stove and stone hearth, two radiators, telephone and television point, two double glazed windows to front aspect.

#### **KITCHEN**

9'4 x 8'4 (2.84m x 2.54m)

Dual aspect with double glazed windows to rear and side elevations, pantry style cupboard, part tiled walls, space for tall fridge freezer, space and plumbing for washing machine, wall mounted cupboard concealed boiler, fitted with a matching range of eye and base level cupboards and drawers with worksurfaces over, electric hob with oven below and extractor over, inset one & ½ bowl drainer-sink unit with mixer tap.

#### **BEDROOM**

12'1 x 11'3 (3.68m x 3.43m)

Wood laminate flooring, built in cupboard, radiator, double glazed window to rear aspect.

#### **BEDROOM**

13'4 x 9'6 (4.06m x 2.90m)

Wood laminate flooring, radiator, double glazed window to front aspect.

#### **BATHROOM**

Tiled flooring, part tiled walls, bath with mixer tap and shower attachment, pedestal wash hand basin, high flush wc, double glazed obscured glass window to rear aspect.

#### **OUTSIDE - FRONT**

Block paved driveway providing off road parking, private area of garden.

#### **REAR GARDEN**

Only accessible via external access down the side of the building. Enclosed and private, mainly laid to lawn, patio area and some established plants and shrubs.

#### **TENURE**

We have been advised of the following by the vendor:

Lease: 125 years from 1984, approximately 84 years remaining

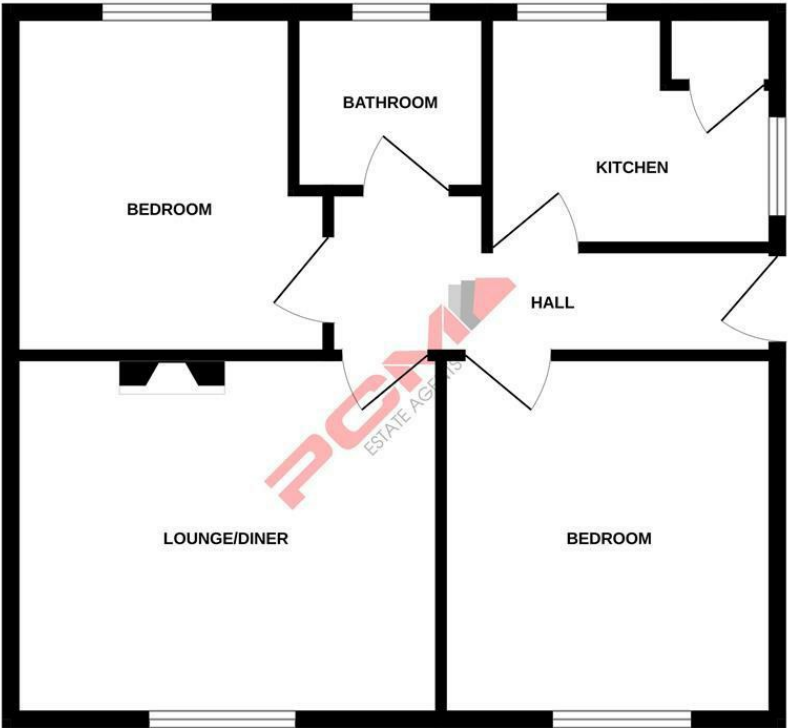
Service Charge: Approximately £852 per annum

Ground Rent: £50 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		
EU Directive 2002/91/EC		