



ESTATE AGENTS

Flat 3, 6, West Ascent, St. Leonards-On-Sea, TN38 0BB

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Price £149,950

Located in a highly sought-after central St Leonards location and offered to the market CHAIN FREE, is this spacious ONE BEDROOM APARTMENT with SEA VIEWS and a SHARE OF FREEHOLD. Occupying the TOP FLOOR of this ATTRACTIVE PERIOD BUILDING.

The property is located within walking distance of the seafront and is within easy reach of the many boutique shops, bars and restaurants that central St Leonards has to offer.

Considered ideal for those looking for an APARTMENT TO IMPROVE. Accommodation comprises an entrance hallway, 15ft LOUNGE, separate kitchen, ONE DOUBLE BEDROOM and a bathroom. The property also benefits from a SHARE OF FREEHOLD.

Please call PCM Estate Agents now to arrange your immediate viewing to avoid disappointment.

COMMUNAL ENTRANCE

Stairs riding to the second floor, door to:

ENTRANCE HALLWAY

Loft hatch, wall mounted telephone entry point, wall mounted thermostat control.

LOUNGE

15' x 11'8 (4.57m x 3.56m)

Sash window to front aspect enjoying a sea view, radiator.

KITCHEN

11'3 x 6'11 (3.43m x 2.11m)

Comprising a range of eye and base level units with worksurfaces over, electric cooker, space for fridge freezer, space and plumbing for washing machine, stainless steel inset sink with mixer tap, wall mounted gas fired boiler, radiator, sash window to front aspect enjoying a partial view of the sea.

BEDROOM

13' x 11'7 (3.96m x 3.53m)

Sash window to rear aspect, radiator.

BATHROOM

Panelled bath with mixer tap and electric shower over, wc, wash hand basin, radiator, extractor fan.

TENURE

We have been advised of the following by the vendor:

Share of Freehold - transferrable with the sale.

Lease:

Service Charge: As & when

Pets not allowed

Can be sub let



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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| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | 67 | 76 |
| (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 | |

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.