



ESTATE AGENTS

**Flat 6 Wilton House, 1, Grosvenor Gardens, St Leonards-On-Sea, TN38 0AG**

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

**Price £175,000**

PCM Estate Agents are delighted to offer an opportunity to acquire this STUNNING ONE BEDROOM APARTMENT with AMAZING SEA VIEWS, located in this highly sought-after and RARELY AVAILABLE position, on St Leonards Seafront. Offered to the market with a SHARE OF FREEHOLD.

Occupying the SECOND FLOOR and adjacent to St Leonards seafront, with FANTASTIC VIEWS toward the SEA, BEACHY HEAD and over the Bowling Green.

Inside, the accommodation comprises a 14ft LOUNGE and 15ft BEDROOM with access to a BALCONY, a well-maintained kitchen and a bathroom.

This STUNNING APARTMENT BY THE SEA comes highly recommended, please call the owners agents now to book your appointment and avoid disappointment.

#### **COMMUNAL HALL**

Stairs rise to the second floor, private wooden door with frosted insert leading to:

#### **HALLWAY**

10'7 x 3'5 (3.23m x 1.04m)

Laminate flooring, entry phone system, storage cupboards, radiator.

#### **KITCHEN**

10'2 max x 7'6 max (3.10m max x 2.29m max )

Fitted with a range of eye and base level cupboards, electric oven with four ring gas hob and extractor over, space for fridge freezer, space and plumbing for washing machine, tiled flooring, coving, tiled splashback, radiator, double glazed window overlooking the green.

#### **LOUNGE**

14'5 max x 9'8 max (4.39m max x 2.95m max )

Laminate flooring, coving to ceiling, high skirting, radiator, picture rail, double glazed window with sea views and overlooking the bowling greens, access to a small balcony, door to:

#### **BEDROOM**

15'1 x 9'8 (4.60m x 2.95m)

Carpeted, skirting boards, coving to ceiling, panelling, radiator, double glazed window with views of the sea and bowling greens, access to a small balcony.

#### **BATHROOM**

10'3 max x 5'3 max (3.12m max x 1.60m max )

Bath with separate shower over, wc, vanity unit with inset sink, vinyl flooring, part tiled surround, radiator, coving, double glazed window overlooking the green and benefitting from a sea view.

#### **TENURE**

We have been advised of the following by the vendor:

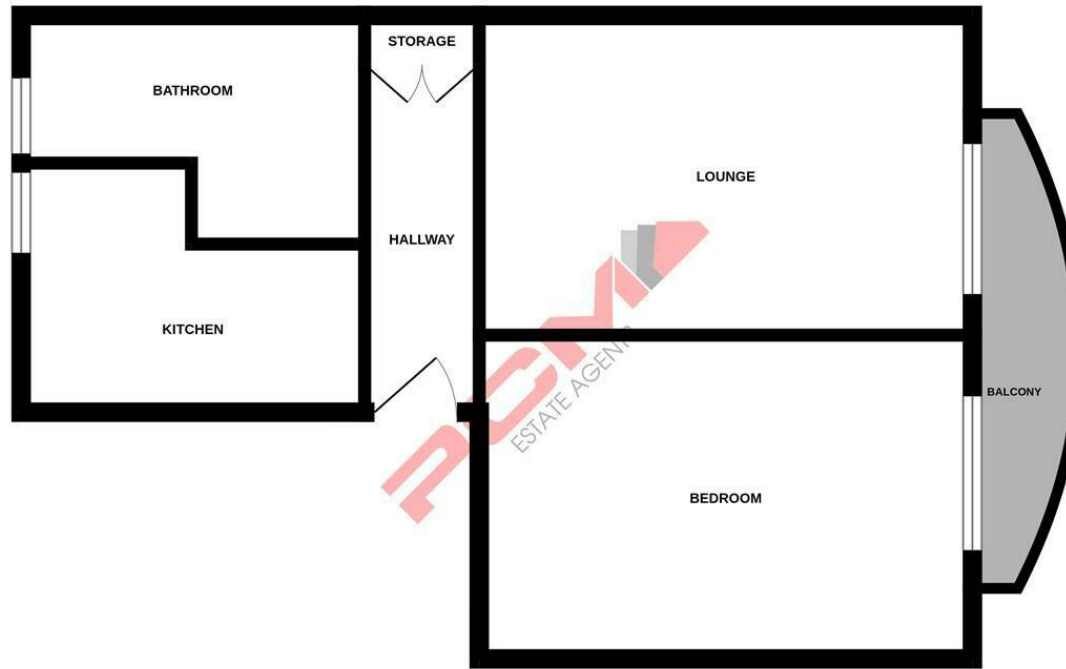
Share of Freehold - transferrable with the sale

Lease: Approx. 115 years

Service Charge: Approximately £2200 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			
<b>England &amp; Wales</b>	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			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		