



ESTATE AGENTS

**Flat 2 The Courtlands, West Hill Road, St. Leonards-On-Sea, TN38 0NA**

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

**Offers In Excess Of £150,000**



PCM Estate Agents present to the market this CHAIN FREE TWO DOUBLE BEDROOM HALL FLOOR FLAT with LEVEL ACCESS, located just a short walk to the seafront and local shops, benefitting from a SHARE OF FREEHOLD, LENGTHY LEASE, double glazing, gas central heating and a PRIVATE ENTRANCE.

Accommodation comprises an entrance hall, 14ft LOUNGE with serving hatch to kitchen, TWO DOUBLE BEDROOMS and a bathroom.

Located in this highly sought-after BURTON ST LEONARDS region and within extremely close proximity to the seafront and Warrior Square with its mainline railway station.

Please call the owners agents now to arrange your viewing and avoid disappointment.

#### **PRIVATE FRONT DOOR**

Leading to:

#### **HALLWAY**

Radiator, storage cupboard, wall mounted thermostat control.

#### **LOUNGE**

14' x 10' (4.27m x 3.05m)

Double glazed window offering a pleasant outlook, radiator, serving hatch to:

#### **KITCHEN**

9' x 6'11 (2.74m x 2.11m)

Two double glazed windows to rear and side aspect, gas hob with electric oven and extractor over, Worcester boiler, eye and base level units.

#### **BEDROOM**

13' x 10' (3.96m x 3.05m)

Double glazed window to front aspect, radiator.

#### **BEDROOM**

9' x 8' (2.74m x 2.44m)

Double glazed window to front aspect, radiator, built in storage cupboard.

#### **BATHROOM**

7' x 6' (2.13m x 1.83m)

Bath with shower over, wc, wash hand basin, opaque double glazed window to side aspect.

#### **TENURE**

We have been advised of the following by the vendor:

Share of Freehold - transferrable with the sale.

Lease: Approximately 981 years remaining.

Service Charge: £700 per annum.

Letting: Allowed

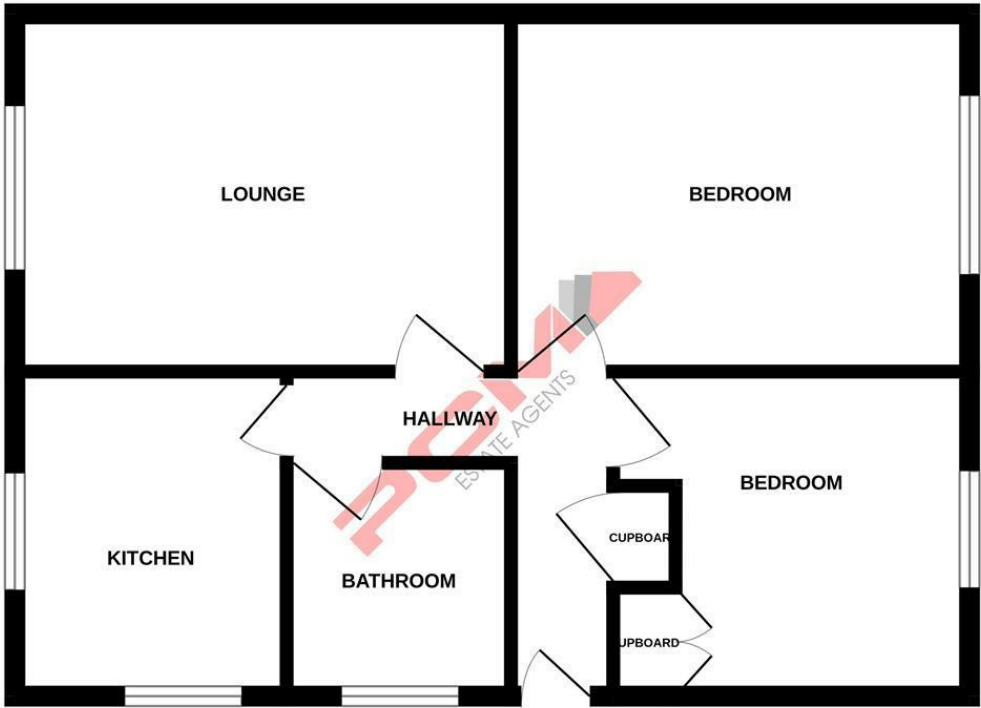
Air BnB: Not Allowed

Pets: Not Allowed





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.  
Made with Metropix ©2025

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.

