



**The Cottage, Furze Croft, Gresham Way, St. Leonards-On-Sea, TN38 0UF**

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

**Price £300,000**



A RARE OPPORTUNITY has arisen to acquire this SPACIOUS ONE/ TWO BEDROOM MANSIONETTE forming part of this ATTRACTIVE PERIOD GATED RESIDENCE in a sought-after St Leonards location, offered to the market CHAIN FREE and with a SHARE OF FREEHOLD. The property offers spacious accommodation spanning THREE FLOORS with FANTASTIC SEA VIEWS from the upper floor accommodation and externally enjoys use of the BEAUTIFULLY PRESENTED and well-manicured COMMUNAL GARDENS and PARKING.

The accommodation is IN NEED OF SOME MODERNISATION but offers huge potential for those looking for a PROPERTY TO IMPROVE. Accommodation is accessed via its own PRIVATE ENTRANCE to an entrance hallway, STUDY/ BEDROOM to the ground floor and a SEPARATE WC, to the first floor is a SPACIOUS LANDING with DUAL ASPECT LIVING ROOM having PLEASANT VIEWS and a separate kitchen, whilst to the second floor there is a BEDROOM with BEAUTIFUL SEA VIEWS and a bathroom.

The property is considered an excellent opportunity for those looking for a SPACIOUS PERIOD RESIDENCE in a sought-after St Leonards location, within easy reach of West St Leonards railway station and the seafront.

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

#### **PRIVATE FRONT DOOR**

Leading to:

#### **ENTRANCE HALLWAY**

Stairs rising to the first floor accommodation, built in storage, radiator.

#### **STUDY/ BEDROOM**

8'11 x 8'7 (2.72m x 2.62m)

Double glazed door to rear aspect providing direct access onto the communal garden, under stairs storage cupboard, radiator, double glazed window to rear aspect.

#### **WC**

Wash hand basin, part tiled walls, radiator.

#### **FIRST FLOOR LANDING**

Spacious and could be utilised as a study space, stairs rising to the second floor accommodation, wall mounted telephone entry point, wall mounted thermostat control, radiator, sash window to front aspect.

#### **LOUNGE**

25' max x 18'3 max (7.62m max x 5.56m max )

Deceptively spacious L shaped living space with high ceilings, feature fire surround with electric fireplace, ceiling cornicing, ceiling roses, built in storage cupboard, radiator, dual aspect with bay window to rear aspect enjoying a fantastic outlook over the communal gardens, pleasant far reaching views, sash window to front aspect.

#### **KITCHEN**

10'4 x 6'6 (3.15m x 1.98m)

Comprising a range of eye and base level units, worksurfaces, four ring gas hob with extractor above and oven below, inset one & ½ bowl inset sink with mixer tap, under cabinet space for appliances, radiator, sash window to front aspect.

#### **SECOND FLOOR LANDING**

Built in storage cupboard.

#### **BEDROOM**

13'1 x 9'6 (3.99m x 2.90m)

Dual aspect with double glazed windows to front and rear aspects, enjoying fantastic far reaching sea views and out to Beachy Head, radiator.

#### **BATHROOM**

8'8 x 6'5 (2.64m x 1.96m)

Panelled bath with mixer tap, separate walk in shower, wash hand basin set into vanity unit with storage below, wc, part tiled walls, double glazed obscured window to front aspect.

#### **GROUND**

The property forms part of this attractive period residence and is accessed via electric gates and features beautifully presented communal gardens which are predominantly laid to lawn, a plethora of mature shrubs, plants and trees, seating areas, enjoying a sunny aspect. To the front of the property there is a gravel driveway accessed via double electric gates which leads round to a communal parking area, on a first come first served basis.

#### **TENURE**

We have been advised of the following by the vendor:

Share of Freehold - transferrable with the sale.

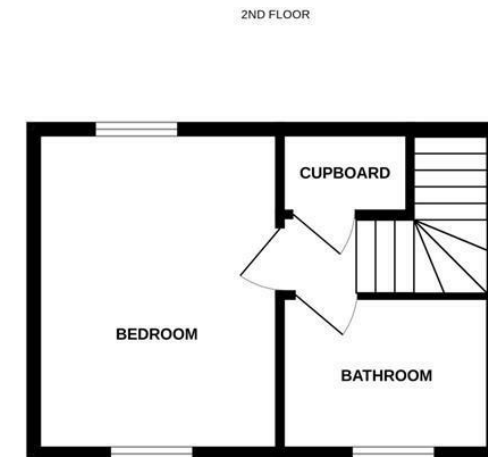
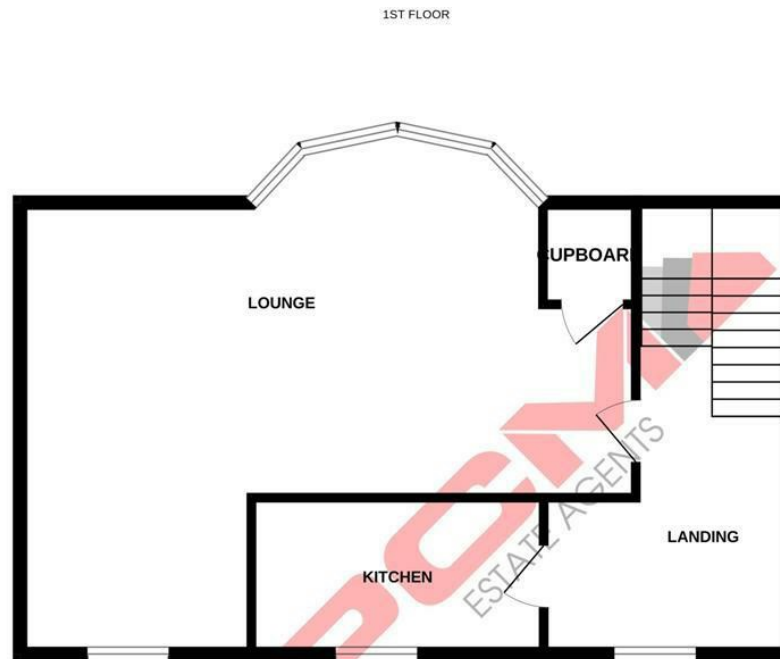
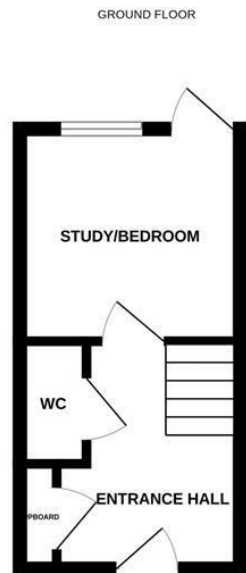
Lease: New lease upon completion

Service Charge: TBC

Council Tax Band: A







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		