



ESTATE AGENTS

**Flat 1 Mardan Court, Upper Maze Hill, St. Leonards-On-Sea, TN38 0LH**

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**Offers In Excess Of £200,000**



PCM Estate Agents are delighted to present to the market an opportunity to acquire this TWO BEDROOM PURPOSE BUILT APARTMENT conveniently positioned within this favourable region of St Leonards, with a 28ft TANDEM GARAGE, gas central heating and double glazing.

Occupying the FIRST FLOOR of this PURPOSE BUILT BUILDING with accommodation comprising an entrance hall, DUAL ASPECT LIVING ROOM with LOVELY VIEWS extending down Upper Maze Hill and towards the sea, kitchen, TWO BEDROOMS and a bathroom.

Positioned just a short stroll away from a range of amenities within central St Leonards including artisan shops and eateries, Warrior Square railway station with convenient links to London and of course St Leonards seafront and promenade.

Also nearby are Gensing Gardens and St Leonards Gardens, two popular parks positioned in the area. Viewing comes highly recommended, please call the owners agents now to book your viewing.

#### **EXTERNAL STEPS**

Leading to the communal entrance with double glazed door to communal entrance hall and further private front door to:

#### **ENTRANCE HALL**

Wall mounted consumer units for the electrics, radiator, storage cupboard.

#### **LOUNGE-DINER**

16' x 10' (4.88m x 3.05m)

Dual aspect room with double glazed window to side aspect having lovely views over St Leonards and partial views of the sea, further double glazed window to rear aspect, radiator, television point, wall and ceiling lighting.

#### **KITCHEN**

9' x 7'10 (2.74m x 2.39m)

Fitted with a matching range of eye and base level cupboards and drawers with worksurfaces over, gas hob with oven below and extractor over, inset drainer-sink unit with mixer tap, space and plumbing for washing machine, space for tall fridge freezer, double glazed window to side aspect having partial views of the sea.

#### **BEDROOM**

12' x 10'6 (3.66m x 3.20m)

Radiator, double glazed window to rear aspect.

#### **BEDROOM**

10' x 9' (3.05m x 2.74m)

Radiator, double glazed window to side aspect.

#### **BATHROOM**

Panelled bath, pedestal wash hand basin, low level wc, pat tiled walls, shaver point, extractor fan for ventilation, double glazed window to front aspect.

#### **TANDEM GARAGE**

28' x 10' (8.53m x 3.05m)

Up and over door, power, light, housing the boiler.

#### **TENURE**

We have been advised of the following by the vendor:

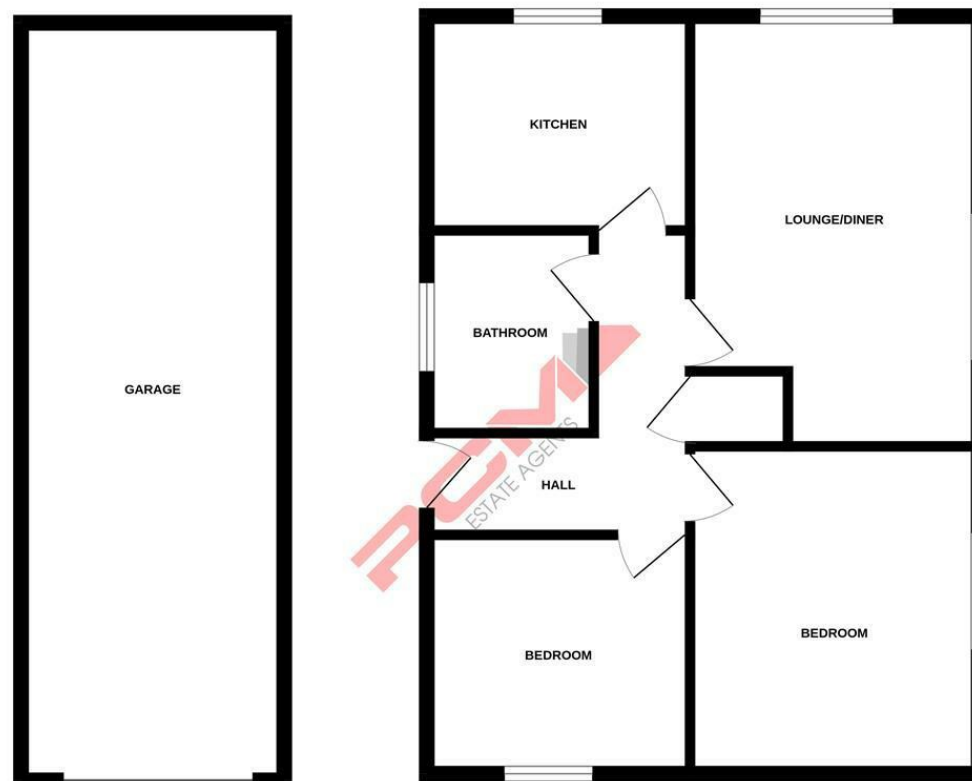
Share of Freehold - transferrable with the sale.

Lease: TBC- Renewed in 2007

Service Charge: £1000 per annum.

Ground Rent: £0





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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