



ESTATE AGENTS

5d, East Ascent, St. Leonards-On-Sea, TN38 0DS

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Guide Price £170,000

GUIDE PRICE **£170,000 to £180,000**

Located in this incredibly sought-after region of central St Leonards, PCM Estate Agents are delighted to offer this spacious ONE BEDROOM APARTMENT with FRONT & REAR COURTYARDS and a SHARE OF FREEHOLD.

The spacious accommodation is accessed via its own PRIVATE ENTRANCE and comprises an entrance hallway, lounge, SEPARATE KITCHEN, GENEROUS SIZED BEDROOM and a SHOWER ROOM. Externally the property enjoys PRIVATE AND ENCLOSED COURTYARDS to the front and rear, providing space for outdoor seating and entertaining. Offered to the market with a SHARE OF FREEHOLD.

The property is conveniently located within walking distance to the many boutique shops, bars and restaurants that St Leonards has to offer, in addition to the seafront and Warrior Square with its mainline railway station.

The property is considered ideal for those looking for a SPACIOUS APARTMENT NEAR THE SEA, please call PCM Estate Agents now to arrange your viewing and avoid disappointment.

PRIVATE FRONT DOOR

Leading to:

ENTRANCE HALLWAY

Spacious with exposed wooden floorboards, door to rear aspect leading to the rear courtyard, radiator.

LOUNGE

11'11 x 11'4 (3.63m x 3.45m)

Spacious light and airy room with sash window to front aspect, exposed wooden floorboards, radiator.

KITCHEN

11'9 x 7' (3.58m x 2.13m)

Comprising a range of fitted units with worksurfaces, five ring gas hob with oven below, stainless steel inset sink with mixer tap, space for fridge freezer, space and plumbing for washing machine, wall mounted gas fired boiler, window to rear aspect.

BEDROOM

13'8 x 11'4 (4.17m x 3.45m)

Sash window to front aspect, exposed wooden floorboards, radiator.

SHOWER ROOM

12'6 x 4'10 (3.81m x 1.47m)

Walk in shower, wc, wash hand basin, part tiled walls, radiator, two windows to rear aspect.

REAR COURTYARD

Private and enclosed, providing ample space for seating.

FRONT COURTYARD

Private and enclosed, enjoying a sunny aspect, steps down from street level, providing a fantastic spot for outdoor seating and entertaining.

TENURE

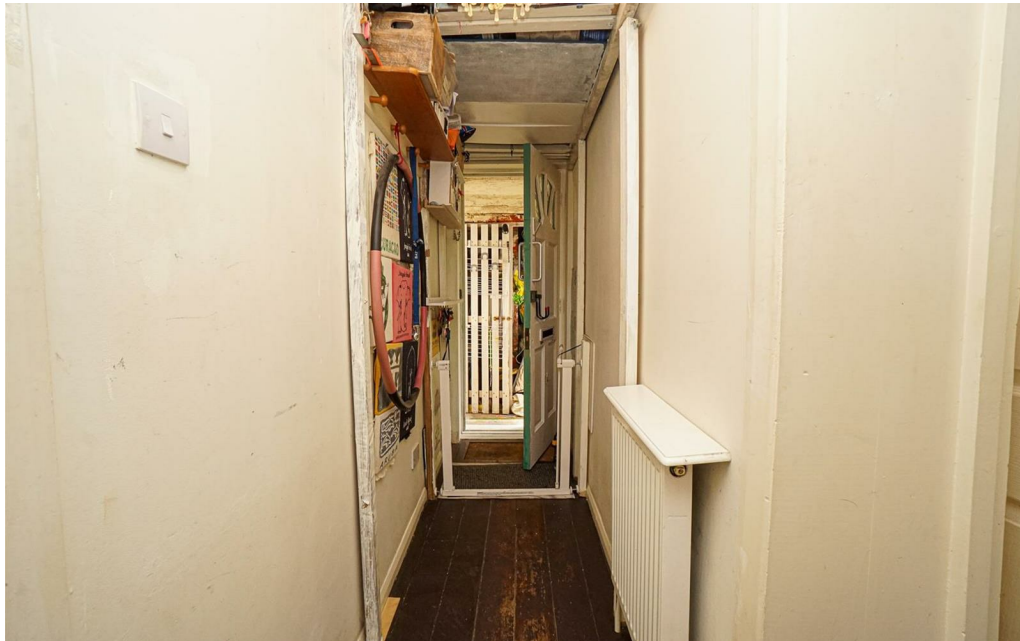
We have been advised of the following by the vendor:

Share of freehold - transferrable with the sale.

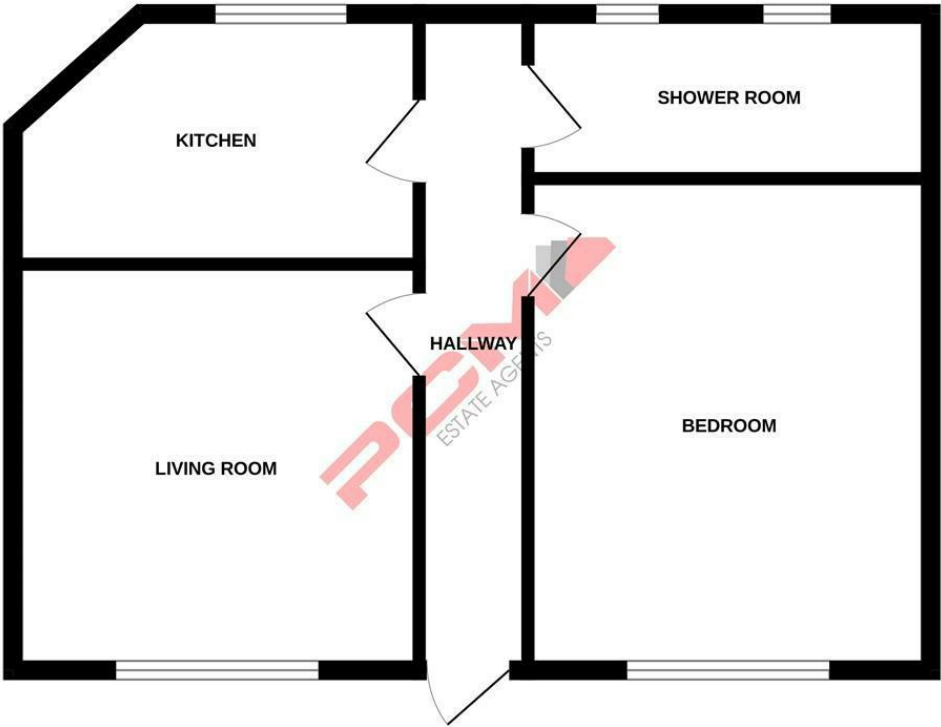
Lease: TBC

Service Charge: As & when required.

Council Tax Band: A



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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