



An opportunity has arisen to acquire this beautifully presented TWO BEDROOMED APARTMENT with SEA VIEWS and LONG LEASE occupying the HALL FLOOR of this ATTRACTIVE PERIOD RESIDENCE on the sought-after St Leonards seafront and offered to the market CHAIN FREE.

Offering spacious accommodation throughout comprising an entrance hallway, 18ft OPEN PLAN LIVING ROOM-KITCHEN enjoying SEA VIEWS, TWO DOUBLE BEDROOMS with the master leading out to a PRIVATE BALCONY, and a main bathroom.

Situated opposite St Leonards seafront and within walking distance to central St Leonards with its range of boutique shops, bars and restaurants. Viewing comes highly recommended for those seeking a well-presented spacious apartment, please call now to arrange your immediate viewing to avoid disappointment.

### **COMMUNAL ENTRANCE**

With private front door to:

### **ENTRANCE HALLWAY**

Wall mounted telephone entry pointm two built in storage cupboards, radiator.

### **LIVING ROOM- KITCHEN**

18'8 max x 12'6 max (5.69m max x 3.81m max)

Light and airy room with bay window to front aspect enjoying sea views, kitchen area comprising a range of eye and base level units with worksurfaces over, four ring electric hob with extractor above and oven below, stainless steel inset sink with mixer tap, two radiators.

### **BEDROOM**

16'2 x 8'9 (4.93m x 2.67m)

Double glazed French doors to rear aspect leading out to the balcony, double glazed window to side aspect, radiator.

### **BALCONY**

Area of decking, ideal for seating and entertaining.

### **BEDROOM**

9'8 x 8'10 (2.95m x 2.69m)

Double glazed window to rear aspect, radiator.

### **BATHROOM**

P shaped panelled bath with mixer tap and shower attachment, shower screen, dual flush wc, wash hand basin, part tiled walls, extractor fan, shaver point.

### **TENURE**

We have been advised of the following by the vendor:

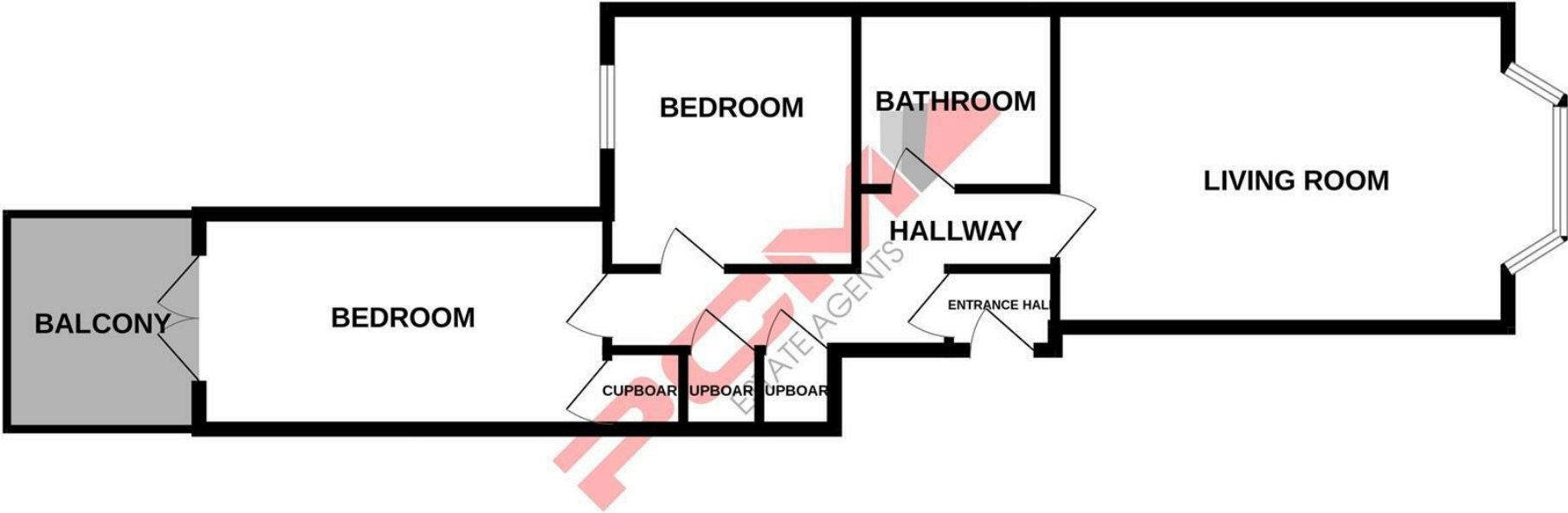
Lease: Approximately 121 years remaining.

Service Charge: Approximately £1600 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		
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		