



Ground Floor, 22, Gensing Road, St. Leonards-On-Sea, TN38 0HE

Web: www.pcmestateagents.co.uk
Tel: 01424 839111

Offers In Excess Of £140,000

PCM Estate Agents are delighted to present to the market an opportunity to acquire this GROUND FLOOR ONE BEDROOM FLAT positioned within central St Leonards, just a short stroll from a vast range of amenities on your doorstep including Warrior Square railway station, St Leonards seafront, promenade and the independent shops, cafe's and bars.

Inside the property offers modern comforts including gas fired central heating and double glazing. We understand that there is a lease term remaining of approximately 107 YEARS.

Accommodation comprises a spacious LOUNGE-DINING ROOM with HIGH CEILINGS, MODERN KITCHEN & BATHROOM and a DOUBLE BEDROOM.

Viewing comes highly recommended, please call the owners agents now to book your appointment.

COMMUNAL FRONT DOOR

Leading to communal entrance hall, private front door to:

ENTRANCE LOBBY

Wood laminate flooring, wall mounted gas meter, further door opening to:

ENTRANCE HALL

Wood laminate flooring, radiator, storage cupboard, door to bedroom and opening to:

INNER HALL

Providing access to the lounge-dining room, kitchen and bathroom, wall mounted consumer unit for the electrics.

LOUNGE-DINING ROOM

13'4 x 12'6 (4.06m x 3.81m)

High ceilings, radiator, television point, double glazed window to front aspect.

KITCHEN

9'7 x 8'4 (2.92m x 2.54m)

Measurement excludes recess. Fitted with a matching range of eye and base level cupboards and drawers with worksurfaces over, tiled splashbacks, four ring gas hob with oven below, ceramic one & ½ bowl drainer-sink with mixer

tap, wall mounted boiler, space and plumbing for dishwasher and washing machine, space for tall fridge freezer, radiator, high ceilings, double glazed window to rear aspect.

BEDROOM

9'6 x 9'3 (2.90m x 2.82m)

Radiator, coving to ceiling, double glazed window to rear aspect.

BATHROOM

Part tiled walls, Victorian style bathtub with mixer tap, shower over bath with rain style shower head and hand-held shower attachment, wall mounted wash hand basin, low level wc, column style radiator-heated towel rail, tiled flooring.

TENURE

We have been advised of the following by the vendor:

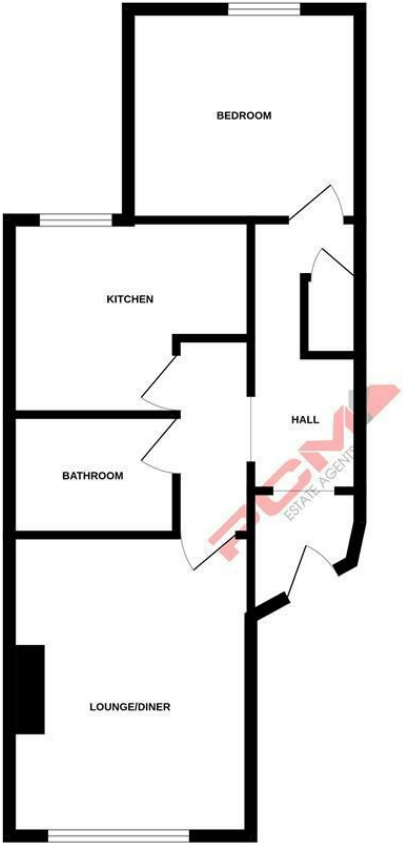
Lease: Approximately 107 years remaining

Service Charge: Approximately £1800 per annum

Ground Rent: Approximately £200 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.
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.

