



**PCMA**  
ESTATE AGENTS

**12 Alpine House, Welton Rise, St Leonards-On-Sea, TN37 7RS**

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

**Price £185,000**

PCM Estate Agents are delighted to present to the market an opportunity to acquire this PURPOSE BUILT TWO DOUBLE BEDROOM FLAT, positioned in this sought-after region of St Leonards, within easy reach of amenities within Little Ridge and the Conquest Hospital. The property has a SECURE ALLOCATED PARKING BAY, gas central heating, double glazing and a HEALTHY LENGTHY LEASE.

Positioned on the TOP FLOOR with accommodation comprising a spacious entrance hall with AMPLE STORAGE SPACE, a dual aspect lounge-diner, MODERN KITCHEN & BATHROOM, and TWO BEDROOMS.

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

#### **COMMUNAL FRONT DOOR**

Located at the rear with stairs rising to the top floor, private front door to:

#### **ENTRANCE HALL**

Spacious with entry phone system, coving to ceiling, radiator, loft hatch to an area of partially boarded loft space, doors opening to:

#### **LOUNGE-DINER**

14'9 max x 14'7 max (4.50m max x 4.45m max )

Wood laminate flooring, two radiators, television point, pedant ceiling lighting, wall mounted electric fire, dual aspect with double glazed windows to both side and front elevations.

#### **KITCHEN**

9'6 x 8'7 (2.90m x 2.62m)

Fitted with a matching range of eye and base level cupboards and drawers with worksurfaces over, tiled splashbacks, inset one & ½ bowl drainer-sink unit with mixer tap, four ring gas hob with fitted cooker hood over and electric fan assisted oven below, space and plumbing for washing machine, space for tall fridge freezer, wood laminate flooring, down lights, coving to ceiling, double glazed window to front aspect with partial views of the sea when the trees opposite are not in leaf.

#### **BEDROOM**

11'8 x 11' (3.56m x 3.35m)

Built in wardrobe with mirrored sliding doors, radiator, coving to ceiling, double glazed window to side aspect.

#### **BEDROOM**

12'6 x 9'6 (3.81m x 2.90m )

Coving to ceiling, radiator, double glazed window to side aspect.

#### **BATHROOM**

Modern and comprising a panelled bath with mixer tap and shower over, glass shower screen, dual flush low level wc, pedestal wash hand basin with mixer tap, radiator, part tiled walls, tiled flooring, down lights, extractor fan for ventilation, double glazed obscured glass window to side aspect.

#### **PARKING**

Allocated parking bay with barrier, operated by a fob, providing secure parking.

#### **TENURE**

We have been advised of the following by the vendor:

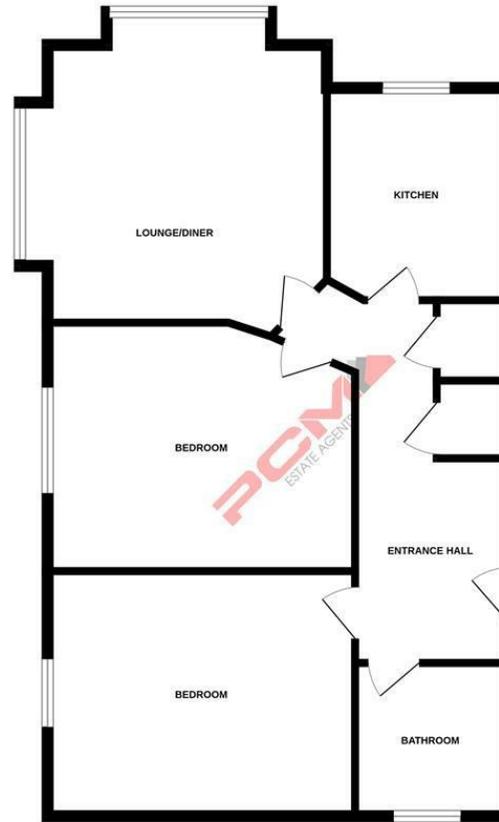
Lease; Approximately 100 + years remaining.

Service Charge: Approximately £1900 per annum.

Ground Rent: Approximately £150 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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		78	81
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
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) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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.