



**87B, Marina, St. Leonards-On-Sea, TN38 0BL**

Web: [www.pcimestateagents.co.uk](http://www.pcimestateagents.co.uk)  
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**Guide Price £195,000**

\*\* GUIDE PRICE £195,000 TO £225,000 \*\*

PCM Estate Agents are delighted to present to the market an opportunity to secure this extremely well-presented ONE BEDROOM, plus OCCASIONAL ROOM, LOWER GROUND FLOOR FLAT located on a popular stretch of St Leonards seafront. Offered to the market CHAIN FREE!

Accommodation comprising a LARGE LOUNGE-DINING ROOM with French doors opening up onto an AREA OF COURTYARD, a NEWLY FITTED KITCHEN with separate UTILITY ROOM, NEWLY FITTED BATHROOM and ONE GOOD SIZED BEDROOM and a further OCCASIONAL ROOM.

Externally the property has the benefit of TWO COURTYARD AREAS, one of which being ideal for alfresco dining.

Positioned on St Leonards seafront within walking distance of central St Leonards with a vast range of amenities on offer, including boutique shops and eateries, coffee shops and Warrior Square railway station with convenient links to London.

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

#### **STEPS DOWN FROM STREET LEVEL**

With double glazed door opening to:

#### **SMALL COMMUNAL AREA**

Housing the electric meters, double glazed private front door opening to:

#### **ENTRANCE HALL**

Archway opening to:

#### **OPEN PLAN LOUNGE-DINER**

19' x 12'1 (5.79m x 3.68m)

Feature fireplace with wood burner and stone hearth, radiators, French doors opening onto the first of the rear courtyards, archway opening to:

#### **KITCHEN-BREAKFAST ROOM**

14'1 x 10'1 (4.29m x 3.07m)

Newly fitted with a range of eye and base level units, four ring gas hob with extractor above and electric oven below, stainless steel sink with mixer tap, space for tall fridge freezer, opening to:

#### **UTILITY ROOM**

8'1 x 5' (2.46m x 1.52m)

Further unit housing the combi boiler, space and plumbing for washing machine, double glazed window to side aspect overlooking the first of the courtyards, double glazed frosted door opening onto the second small area of courtyard.

#### **BATHROOM**

Newly fitted and comprising a panelled bath with mixer tap and waterfall effect shower head, aquaboardered surround, wash hand basin with mixer tap and tiled splashback, low level dual flush wc, chrome style heated towel rail, extractor fan, double glazed window to side aspect looking onto the second courtyard.

#### **BEDROOM**

14'1 x 11'1 (4.29m x 3.38m)

Radiator, double glazed window to front aspect.

#### **OCCASIONAL ROOM**

14'1 x 7' (4.29m x 2.13m)

Radiator, borrowed light window from bedroom.

#### **REAR COURTYARD**

Offering two small areas of outside space, one of which being ideal for alfresco dining and enjoying a morning coffee.

#### **TENURE**

We have been advised of the following by the vendor:

Lease: Approximately 130 years

Service Charge: Approximately £1200 per annum.

Ground Rent: Approximately £10 per annum.

Council Tax Band: A



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)	A		
(81-91)	B		
(69-80)	C		
(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	