



ESTATE AGENTS

5b Anglesea Mansions, Anglesea Terrace, St. Leonards-On-Sea, TN38 0QT

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

Price £159,950

PCM Estate Agents present to the market this well-proportioned ONE BEDROOM THIRD FLOOR APARTMENT with a LONG LEASE, situated opposite the beautiful nearby Gensing Gardens and benefitting from FAR REACHING SEA VIEWS.

The accommodation is presented to an EXCELLENT STANDARD throughout and benefits from generously proportioned rooms having ORIGINAL FEATURES including CORNICING, PICTURE RAILS and FIREPLACES.

Perfectly located for access to the beach, promenade and central St Leonards with its many local shops, restaurants and galleries, as well as being within walking distance of St Leonards Warrior Square railway station.

Call the owners agents now to arrange your viewing and avoid disappointment.

COMMUNAL ENTRANCE

Stairs rising to the third floor, private front door, wooden with frosted glass insert leading to:

ENTRANCE HALLWAY

Frosted window to side aspect, wood laminate flooring, access to gas and electric utilities, entry phone system.

LOUNGE

18'7 x 15'5 max (5.66m x 4.70m max)

Two radiators, coving, picture rail, feature fire place with tiled surround, shelving either side of chimney breast, window to side aspect having far reaching views over Gensing Gardens offering a lovely green outlook and views to the sea.

KITCHEN

14'1 max x 8'2 max (4.29m max x 2.49m max)

Fitted with a matching range of eye and base level cupboards, tiled splashbacks, space and plumbing for washing machine, space for fridge freezer, electric oven, four ring electric hob, laminate flooring, coving, picture rail, sash window to rear having far reaching views over rooftops, radiator, storage cupboard housing the water tank.

BEDROOM

18'4 x 15'5 (5.59m x 4.70m)

Two sash windows to rear aspect with far reaching views, two radiators, decorative coving, picture rail, two built in wardrobes, wooden fire surround.

BATHROOM

7'6 x 5' (2.29m x 1.52m)

Bath with shower attachment, modern sink with storage beneath, wc, extractor fan, laminate flooring, internal window providing light.

TENURE

We have been advised of the following by the vendor:

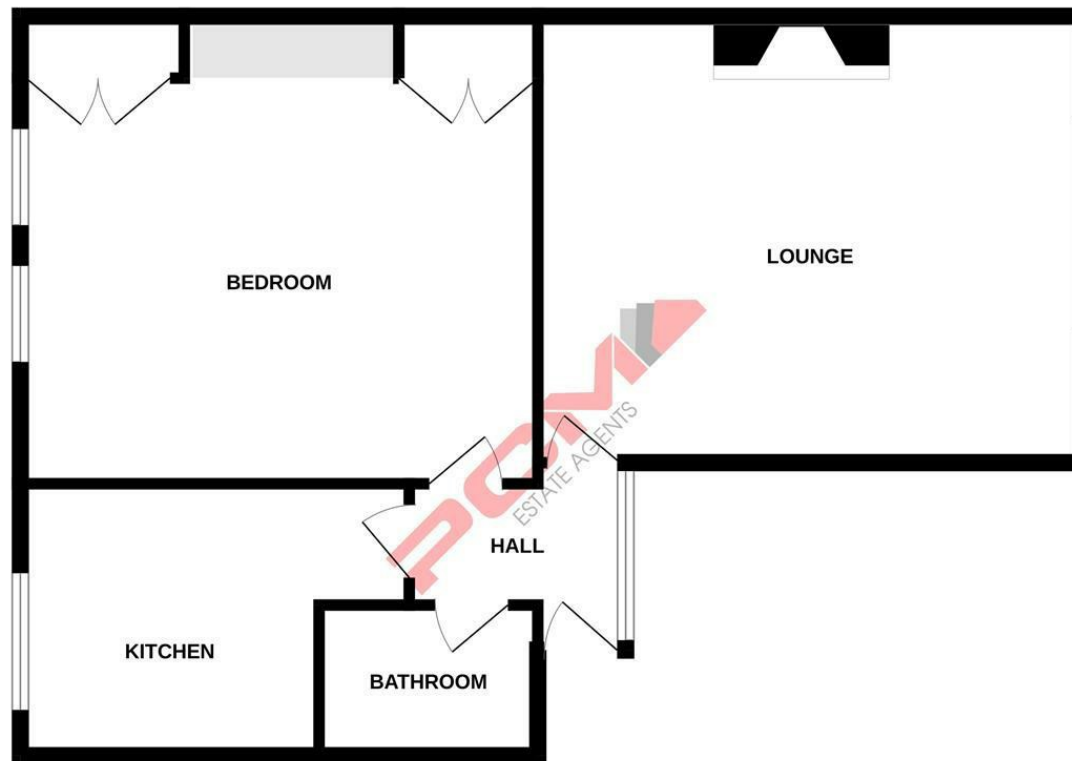
Lease: Approximately 144 years remaining.

Service Charge: £2,000 per annum

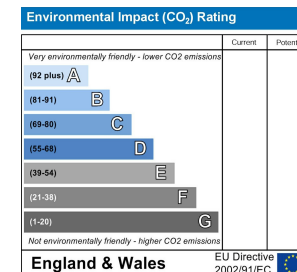
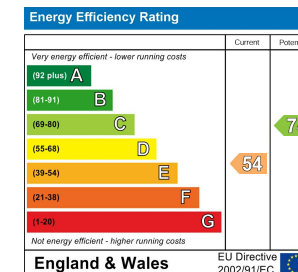
Ground Rent: £250 per annum



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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