



PCMA
ESTATE AGENTS

Ground Floor Flat, 30, Upper Park Road, St. Leonards-On-Sea, TN37 6SL

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Tel: 01424 839111

Price £215,000

PCM Estate Agents present to the market this generous sized ONE / TWO BEDROOM GROUND FLOOR FLAT with FRONT AND REAR GARDENS. Located on a sought-after road positioned opposite the picturesque Alexandra Park, whilst also being just walk from the Bohemian quarters, enjoying plenty of cafe's and local amenities, as well as having good travel links nearby.

Offering ADAPTABLE ACCOMMODATION with TWO RECEPTION ROOMS, kitchen and UTILITY AREA, ONE BEDROOM and a bathroom. Externally the property benefits from a front garden with Cherry Laurel and a Buddleia,, whilst a PRIVATE COURTYARD GARDEN to the rear offers ample space for seating and entertaining.

Please call the owners agents now to arrange your viewing on this VERY WELL-PRESENTED ONE BEDROOM FLAT.

COMMUNAL ENTRANCE

With private front door leading to:

HALLWAY

13'9 x 3'6 (4.19m x 1.07m)

Radiator, under stairs storage cupboards, space for shoes and coats.

LOUNGE

13'11 x 11'4 (4.24m x 3.45m)

Decorative fireplace, electric heater, picture rail, double glazed window to rear overlooking the rear courtyard, door to:

BEDROOM

16'8 into bay x 14' max (5.08m into bay x 4.27m max)

Picture rail, large decorative fireplace, radiator, large bay window to front aspect with secondary glazing overlooking the park.

DINING ROOM

12'9 x 9'10 max (3.89m x 3.00m max)

Large double glazed window to side aspect overlooking the courtyard, two storage cupboards, radiator, door to:

KITCHEN

10' x 6'11 (3.05m x 2.11m)

Vinyl flooring, eye and base level cupboards, inset sink, space for cooker, space for fridge, tiled splashbacks, wooden panelled wall, door providing access to the courtyard garden and further door to:

UTILITY AREA

6'8 x 3'6 (2.03m x 1.07m)

Space and plumbing for washing machine, space for tumble dryer, boiler, vinyl flooring, door to:

BATHROOM

7'2 x 5'11 (2.18m x 1.80m)

Matching suite comprising a wc, wash hand basin and bath with shower over, tiled surround, radiator and electric heater, wooden feature panel wall, double glazed frosted window to side aspect.

COURTYARD GARDEN

Small shed, water butt, space for table and chairs, plants and trees, gated side access.

OUTSIDE - FRONT

With Cherry Laurel and a Buddleia

TENURE

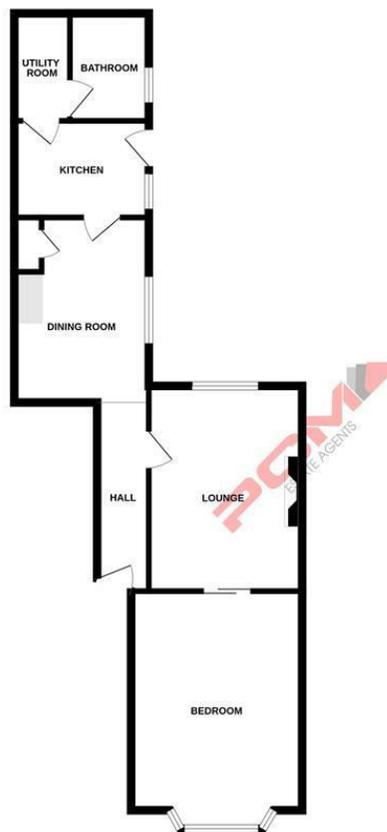
We have been advised of the following by the vendor:

Lease: 999 years from 1982, approximately 956 years remaining.

Ground Rent: Peppercorn



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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		61	73
(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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ 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.