



ESTATE AGENTS

**Flat 2, 8, Grosvenor Gardens, St. Leonards-On-Sea, TN38
0AE**

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

Offers In Excess Of £150,000

PCM Estate Agents are delighted to present to the market an opportunity to secure this ONE BEDROOM CONVERTED GROUND FLOOR APARTMENT with PRIVATE GARDEN and a PLEASANT OUTLOOK over Grosvenor Gardens, the seafront and to the SEA.

Whilst the property is IN NEED OF UPDATING it offers potential for someone to come in and improve and put their own stamp onto the property. Accommodation comprises an entrance hall, LOUNGE-DINING ROOM, kitchen, DOUBLE BEDROOM and a family bathroom. We understand that the property is offered to the market with a SHARE OF FREEHOLD. The property also has a PRIVATE AREA OF OUTSIDE SPACE and could be arranged with patio furniture to take in those LOVELY VIEWS and the morning sunshine.

Conveniently positioned within walking distance to St Leonards seafront and other local amenities including bus routes providing easy access to central St Leonards and the nearby towns of Bexhill and Hastings.

Please call the owners agents now to book your viewing to avoid disappointment.

COMMUNAL FRONT DOOR

Leading to:

COMMUNAL ENTRANCE HALL

Private front door to:

ENTRANCE HALL

Wall mounted entryphone system, digital control for gas fired central heating, door to:

LOUNGE-DINING ROOM

19'3 into bay x 11'3 (5.87m into bay x 3.43m)

Fireplace, picture rail, high ceilings, high skirting, double radiator, partial bay window with pleasant views over Grosvenor Gardens, St Leonards seafront and the sea, door opening to the garden area, door to:

KITCHEN

13'3 x 7' (4.04m x 2.13m)

Wall mounted boiler, radiator, space for tall fridge freezer, space for gas cooker

and washing machine, fitted with a range of cupboards and drawers, drainer-sink unit, windows to the front aspect, return door to entrance hall.

BEDROOM

18'9 into bay x 8'5 (5.72m into bay x 2.57m)

Picture rail, double radiator, high skirting, high ceilings, partial bay window to rear aspect enjoying pleasant views over Grosvenor Gardens, St Leonards seafront and the sea.

BATHROOM

Low level wc, pedestal wash hand basin, panelled bath, pat tiled walls, radiator.

PRIVATE REAR GARDEN

Ample outside space for patio furniture, raised planting borders. Views can be enjoyed over Grosvenor Gardens, St Leonards seafront and the sea. The basement flat does have right of access over the garden in the event of an emergency.

TENURE

We have been advised of the following:

20% Share of Freehold transferrable with the sale of the property.

Lease: Approximately 973 years remaining

Service Charge: Approximately £1200 per annum.

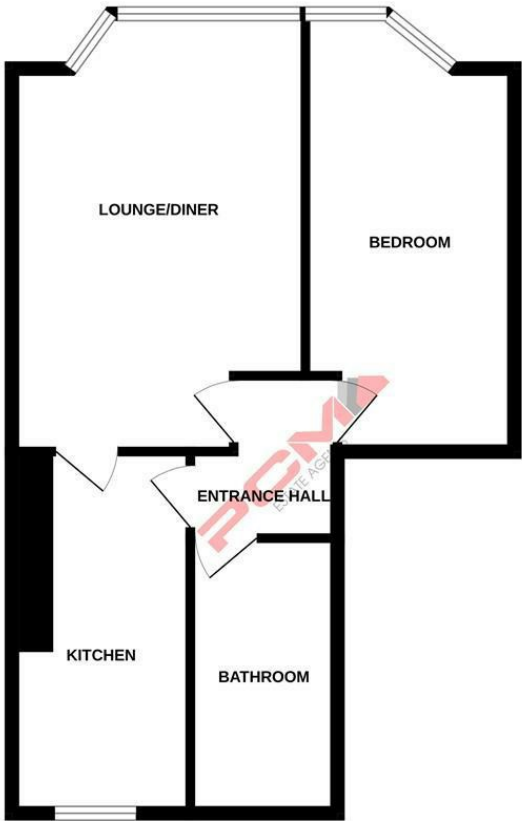
Ground Rent: £0

No Clauses re Sub letting, Air BnB or Pets

Council Tax Band: A



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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