



PCMA
ESTATE AGENTS

**Flat 3, 16, Upper Maze Hill, St Leonards-On-Sea, TN38
0LG**

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

Offers In Excess Of £250,000

PCM Estate Agents are delighted to present to the market this fantastic opportunity to secure a TWO DOUBLE BEDROOM FIRST FLOOR FLAT forming part of an ATTRACTIVE PERIOD BUILDING. Boasting HIGH CEILINGS with DECORATIVE CORNICING and PICTURE RAILS the property retains plenty of CHARM and CHARACTER throughout. Externally, the property benefits from an ALLOCATED PARKING SPACE and access to beautifully maintained COMMUNAL GARDENS.

Ideally situated in the highly sought-after BURTON ST LEONARDS region of St Leonards, the flat is within walking distance of local parks, including St Leonards Gardens, the seafront, a wide range of independent shops and eateries in central St Leonards, and a mainline railway station offering convenient transport links. The property also benefits from modern comforts including gas central heating.

The accommodation comprises a spacious entrance hallway leading through to a generous LOUNGE-DINING ROOM enjoying VIEWS over the well-maintained COMMUNAL GARDENS. There are TWO DOUBLE BEDROOMS, a kitchen, UTILITY SPACE, bathroom and WC, completing the internal accommodation.

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

COMMUNAL ENTRANCE HALL

With stairs rising to the first floor landing, private front door opening to:

SPACIOUS ENTRANCE HALL

Exposed wood floorboards, picture rail, cornicing, radiator, further door opening to:

LOUNGE

22'3 max x 16'9 max (6.78m max x 5.11m max)

Feature fire surround, tiled hearth, two radiators, picture rail, ceiling cornicing, single glazed bay window to front aspect.

KITCHEN

Fitted with a range of eye and base level units, stainless steel sink with mixer

tap, four ring electric hob with electric oven below, space for fridge freezer, radiator, two single glazed sash windows to side aspect.

BEDROOM

22'2 x 16'9 (6.76m x 5.11m)

Feature fire surround with tiled hearth, radiator, picture rail, ceiling cornicing, single glazed bay window to rear aspect overlooking the communal garden.

BEDROOM

13'9 x 12'9 (4.19m x 3.89m)

Exposed wood flooring, radiator, picture rail, cornicing, single glazed window to rear aspect.

HALF LANDING

With steps descending to:

UTILITY

Space and plumbing for washing machine, door opening to:

BATHROOM

Panelled bath with mains pressure shower attachment above, wash hand basin, built in storage cupboard with shelving, radiator, part tiled walls, frosted single glazed window to front aspect, further door opening to:

WC

Radiator, wc, wall mounted gas boiler, single glazed window to side aspect.

COMMUNAL GARDENS

Expansive and currently laid to lawn, with a range of mature trees and shrubs, brick wall boundaries.

TENURE

We have been advised of the following by the vendor:

Share of Freehold - transferrable with the sale.

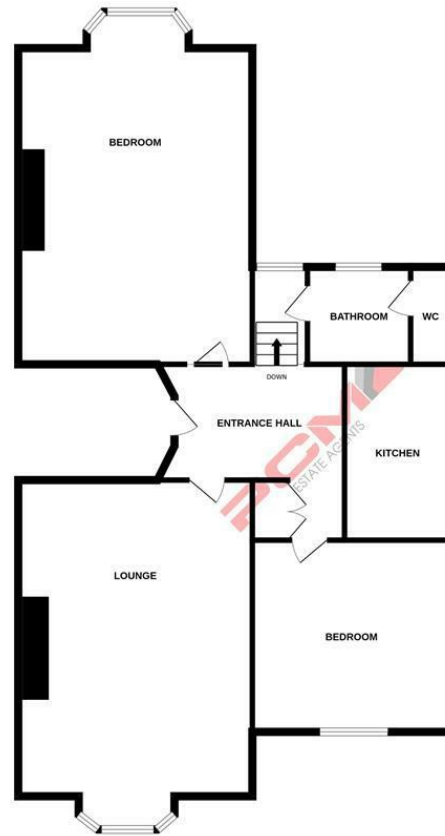
Lease: New Lease upon completion.

Service Charge: Approximately £360 per annum.

Building Insurance: Approximately £375 per annum.

Council Tax Band: C





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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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			79
(81-91) B			
(69-80) C			
(55-68) D		67	
(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	