



ESTATE AGENTS

**Flat 3, 125, London Road, St. Leonards-On-Sea, TN37
6AU**

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

Price £175,000

PCM Estate Agents are delighted to present to the market an opportunity to acquire this spacious and well-appointed TWO BEDROOM GROUND FLOOR FLAT positioned just a short stroll from a vast range of amenities within central St Leonards including coffee shops, bakeries and other independent shops, as well as being within easy reach of Gensing Gardens, St Leonards seafront, promenade and Warrior Square railway station with convenient links to London.

Occupying the GROUND FLOOR of this OLDER STYLE VICTORIAN BUILDING. The property is in good decorative order throughout and offers accommodation comprising an entrance hall, 21ft LOUNGE-DINING ROOM, kitchen, TWO BEDROOMS and a NEWLY FITTED SHOWER ROOM. The property has been improved by the current owner and has modern comforts including gas fired central heating and double glazing.

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

COMMUNAL FRONT DOOR

Leading to communal entrance hall, private front door to:

ENTRANCE HALL

High ceiling with original ornate cornicing, wall mounted consumer unit for the electrics, thermostat control for gas gas fired central heating, wood laminate flooring, doors opening to:

LOUNGE-DINING ROOM

21'9 into bay x 17'1 max (6.63m into bay x 5.21m max)
Impressive reception space with double glazed bay window to rear aspect allowing lots of natural light to flood into the room and affording some nice views over St Leonards and including views of the sea. High ceiling with cornicing, high skirting boards, ample space for lounge and dining furniture, picture rail, fireplace, television point, door to:

KITCHEN

11' max x 7'3 max narrowing to 3'7 (3.35m max x 2.21m max narrowing to 1.09m)
Few steps down to the kitchen area, fitted with a matching range of eye and base level cupboards and drawers, worksurfaces, inset drainer-sink unit with

mixer tap, space for cooker, space and plumbing for washing machine, built in storage, part tiled walls, double glazed window to rear aspect.

BEDROOM

19'4 into bay x 11'7 max (5.89m into bay x 3.53m max)
High ceiling with part cornicing, double radiator, high skirting boards, double glazed partial bay window to front aspect.

BEDROOM

15'5 into bay x 6'9 (4.70m into bay x 2.06m)
High ceilings, part cornicing, picture rail, radiator, high skirting boards, double glazed window to front aspect.

SHOWER ROOM

Large walk in corner shower with chrome shower fixing, waterfall style shower head and hand-held shower attachment, vanity enclosed wash hand basin with mixer tap and mirrored vanity unit over, built in storage, dual flush low level wc, radiator, extractor fan for ventilation, airing cupboard with shelving, cupboard concealed boiler and partial aquabording.

TENURE

We have been advised of the following by the vendor:
Lease: Approximately 86 years
Service Charge: Approximately £1800 per annum.
Ground Rent: Approximately £150 per annum.

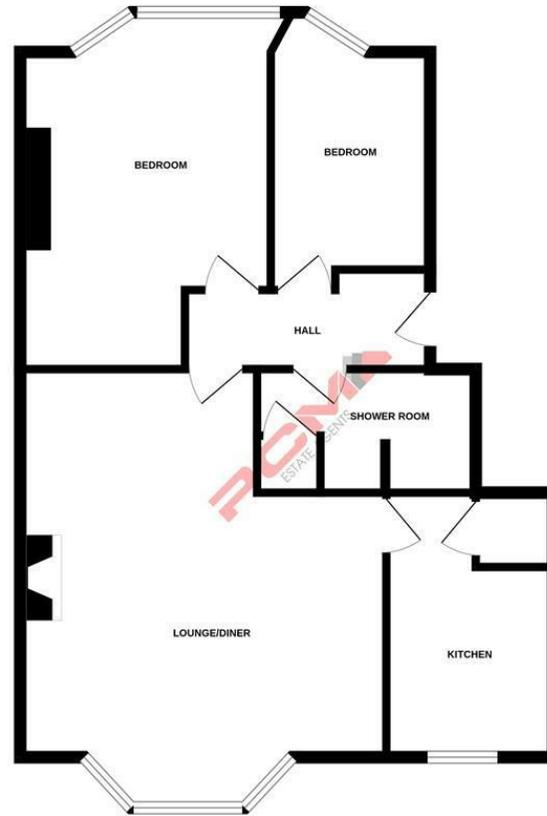
AGENTS NOTE

The appliances can be incorporated within the sale, including the cooker, washing machine and dishwasher.

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 here 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 | | | |
| (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.