PCM
ESTATE AGENTS

Flat 1B Highland Mansions, 117, Pevensey Road, St Leonards-On-Sea, TN38 0LZ

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

Price £150,000

PCM Estate Agents are delighted to present to the market this NEWLY REFURBISHED ONE BEDROOM LOWER GROUND FLOOR FLAT, set within a CHARACTERFUL PERIOD PROPERTY within West St Leonards and offered to the market CHAIN FREE.

Accommodation comprises a lounge being OPEN PLAN to a NEWLY FITTED KITCHEN, walk-in-wardrobe, BEDROOM, UTILITY ROOM and bathroom. We have also been advised that the property has a LENGTHY LEASE.

The property is situated a short distance from central St Leonards with its range of local amenities including shops and restaurants, as well as being within easy reach of St Leonards seafront and promenade. The property is also within ease of access to both West St Leonards & St Leonards Warrior Square railway stations.

Please call the owners agents now to avoid disappointment.

COMMUNAL ENTRANCE HALL
With private wooden front door leading to:

LOUNGE-KITCHEN
18'8 max x 13'5 max (5.69m max x 4.09m max)
Carpet to the lounge area, radiator, fire alarm and skirting boards. The kitchen area has tiled flooring, base level cupboards, inset one & ½ bowl sink with mixer tap, space and plumbing for under counter appliance, electric cooker, four ring electric hob with extractor over, further radiator and three sash windows overlooking the front courtyard area.

INNER HALL
Carpeted, radiator, sash window, skiting boards, inset spotlights. Providing access to:

WALK IN WARDROBE
9'8 max x 6' max (2.95m max x 1.83m max)
Carpeted, sliding doors to wardrobe storage, skirting boards, inset spotlights.

BEDROOM
14'5 max x 13'3 (4.39m max x 4.04m)
Carpeted, radiator, wall lights, skirting boards, meter cupboard, cupboard housing the water tank, sash window to side aspect overlooking the courtyard.

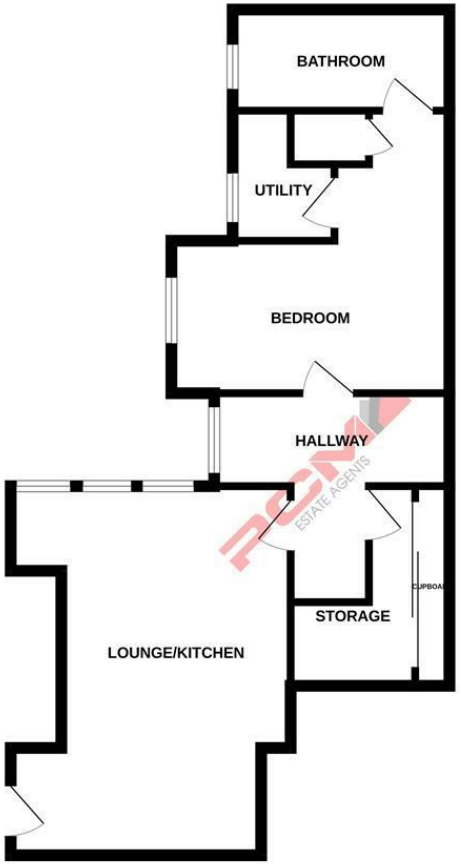
UTILITY AREA
5' max x 4'4 max (1.52m max x 1.32m max)
Tiled, space and plumbing for washing machine and tumble dryer, frosted window to side aspect.

BATHROOM
9'8 x 5' (2.95m x 1.52m)
Tiled flooring, skirting bords, part tiled surround, wash hand basin with storage beneath, wc, bath with separate shower over, heated towel rail, vanity mirror, extractor fan, frosted window to side aspect.

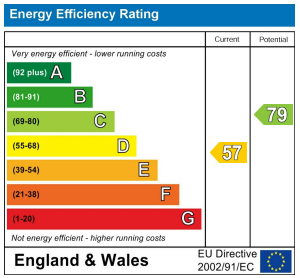
TENURE
We have been advised of the following by the vendor:
Lease: Approximately 975 years
Service Charge & Insurance: £800-£1000 per annum.
Ground Rent: TBC.

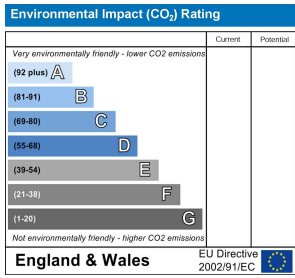
Council Tax Band: A

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.
Made with Metropix ©2026





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.