



## Top Floor Maisonette 128, Marina, St. Leonards-On-Sea, TN38 0BN

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**Price £275,000**

PCM Estate Agents are delighted to present to the market an excellent opportunity to secure this RECENTLY REFURBISHED SECOND AND THIRD FLOOR MAISONETTE on St Leonards seafront, with STUNNING VIEWS & NEW LEASE. Located just a stone's throw from the beach, this beautifully refurbished Maisonette enjoys spectacular elevated views across the coastline.

The property is ideally located on the St Leonards seafront, offering generous sized accommodation split over two floors. The BAY FRONTED OPEN PLAN KITCHEN-LIVING AREA provides an ideal space to relax and entertain, featuring a MODERN FITTED KITCHEN with INTEGRATED APPLIANCES. TWO BEDROOMS upstairs with views out to the sea, along with a NEWLY INSTALLED BATHROOM, complete the internal layout.

The apartment has undergone a full refurbishment throughout and benefits from electric heating and a new lease, making it an ideal home or investment opportunity. Situated moments from the beach, promenade, and a range of local cafés and amenities, this property combines style, convenience.

#### **COMMUNAL FRONT DOOR**

Leading to communal entrance hall with stairs rising to the second floor, private front door opening to:

#### **ENTRANCE HALL**

Entryphone system, stairs rising to upper floor accommodation, storage cupboard, door opening to:

#### **OPEN PLAN LOUNGE-KITCHEN-DINER**

28'7 max x 16'9 (8.71m max x 5.11m)

Dual aspect providing ample light and stunning sea views to the front, single glazed bay window to front aspect providing beautiful views towards the sea and to Bexhill, whilst to the rear a single glazed window provides a bright and airy feel. Newly fitted kitchen and benefitting from a range of eye and base level units, comprising integrated fridge freezer, integrated washing machine, integrated dishwasher, integrated bin store, four ring electric hob with extractor above and electric oven below, Butler sink with mixer tap, feature fireplace surround, electric radiator.

#### **LANDING**

Further door to:

#### **BEDROOM**

17'9 x 8'4 (5.41m x 2.54m)

Dual aspect with double glazed window to the front aspect providing views, Velux window to rear aspect providing access to the loft space, electric radiator.

#### **BEDROOM**

9'3 x 8' (2.82m x 2.44m)

Double glazed window to front aspect providing views, electric radiator.

#### **BATHROOM**

8'2 max narrowing to 5'4 x 5'6 (2.49m max narrowing to 1.63m x 1.68m)  
Newly fitted suite comprising a panelled bath with mixer tap and shower attachment, low level dual flush wc, inset sink with mixer tap and storage beneath, vanity mirror, tiled walls, rear double glazed Velux window.

#### **TENURE**

We have been advised of the following by the vendor:

¼ Share of Freehold on completion.

Lease: New 999 year lease.

Service Charge: ¼ share of any costs

Ground Rent: Peppercorn

Pets: Allowed

Letting & Air BnB: Allowed

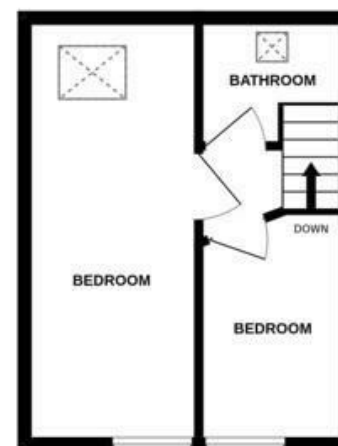
Council Tax Band: A



SECOND FLOOR



TOP FLOOR



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) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |           |
| (92 plus) <b>A</b>  |                         |           |
| (81-91) <b>B</b>  |                         |           |
| (69-80) <b>C</b>  |                         |           |
| (55-68) <b>D</b>  |                         |           |
| (39-54) <b>E</b>  |                         |           |
| (21-38) <b>F</b>  |                         |           |
| (1-20) <b>G</b>   |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
| <b>England &amp; Wales</b>                                      | EU Directive 2002/91/EC |           |