PCM
ESTATE AGENTS

Flat 4, 85, Marina, St. Leonards-On-Sea, TN38 0BL

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Tel: 01424 839111

Price £250,000

PCM Estate Agents are delighted to offer for sale an opportunity to secure this TWO BEDROOM SEAFRONT APARTMENT which enjoys far reaching uninterrupted SEA VIEWS. Located on the incredibly sought-after St Leonards seafront and occupying the THIRD FLOOR of this PERIOD BUILDING. Offered to the market CHAIN FREE and with a SHARE OF THE FREEHOLD.

The property offers SPACIOUS ACCOMODATION throughout comprising an entrance hallway, 19ft LOUNGE with the AFOREMENTIONED VIEWS, separate kitchen, TWO DOUBLE BEDROOMS and a bathroom.

The property is situated on this highly sought-after stretch of St Leonards seafront within easy reach of central St Leonards with its range of boutique shops, bars and restaurants and Warrior Square with its mainline railway station in addition to West St Leonards railway station.

Please call now to arrange your immediate viewing to avoid disappointment.

COMMUNAL ENTRANCE
Stairs rising to the third floor, private front door to;

ENTRANCE HALLWAY
Wall mounted telephone entry point, airing cupboard, separate storage cupboard, door to;

LOUNGE
19'10 max x 12'6 max (6.05m max x 3.81m max)
Double glazed bay window to front aspect enjoying far reaching uninterrupted sea views, high ceiling, picture rail, feature fire surround, radiator.

SEPARATE KITCHEN
13'7 x 4'3 max (4.14m x 1.30m max)
Comprising a range of eye and base level units with worksurfaces over, four ring electric hob with extractor above and oven below, inset sink with mixer tap, window to rear aspect.

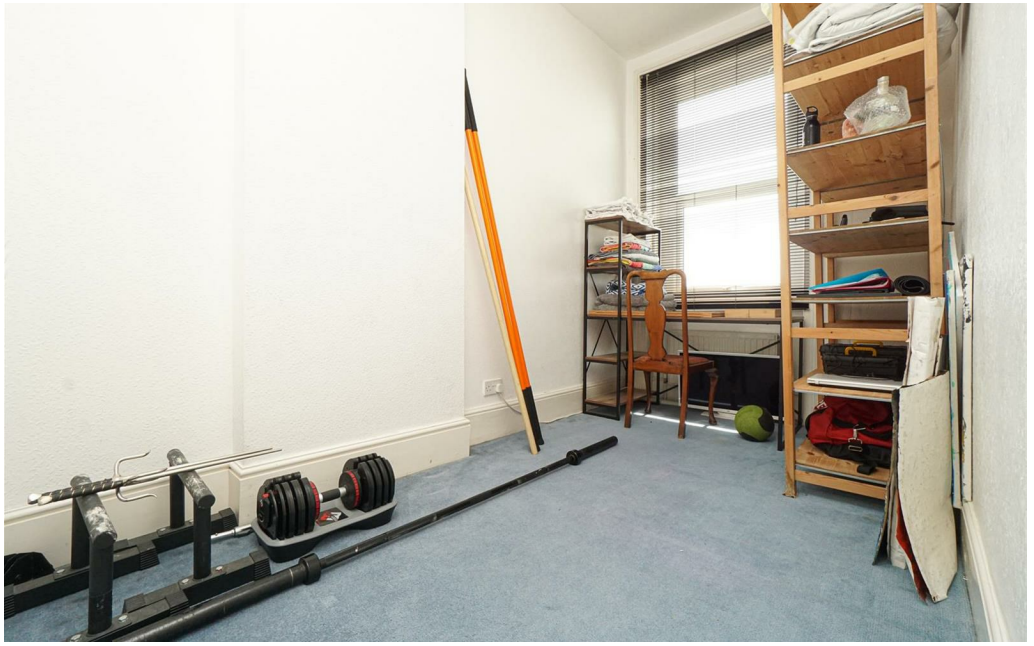
BEDROOM
15'11 x 8'8 narrowing to 7'4 (4.85m x 2.64m narrowing to 2.24m)
Window to rear aspect, radiator.

BEDROOM
11'11 x 6'7 max (3.63m x 2.01m max)
Double glazed window to front aspect enjoying far reaching uninterrupted sea views.

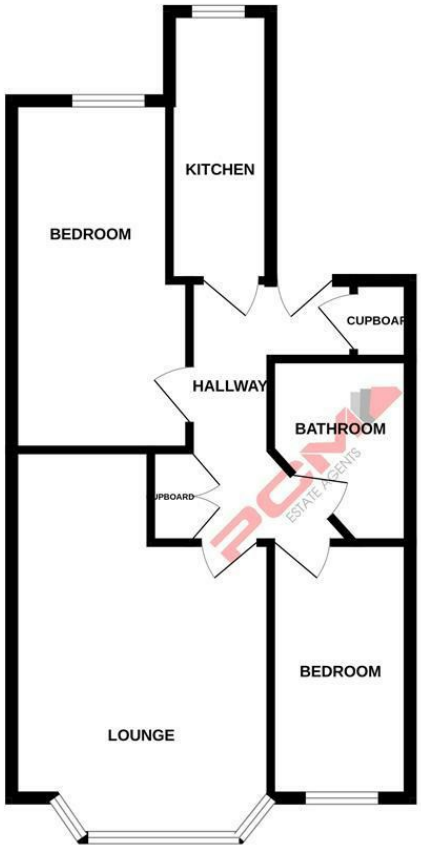
BATHROOM
Panelled bath with mixer tap and shower attachment, wc, wash hand basin, radiator, part tiled walls.

TENURE
We have been advised of the following by the vendor:
Share of Freehold - transferrable with the sale of the property.
Lease: 999 years from 1st December 2017, 993 remaining.
Maintenance: Approximately £1200 per annum reviewed annually.
Sub Letting: Yes
Air BnB: No
Pets: Yes, freeholders discretion as as long as cause no nuisance.

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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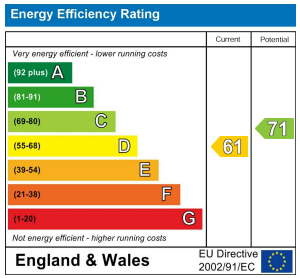

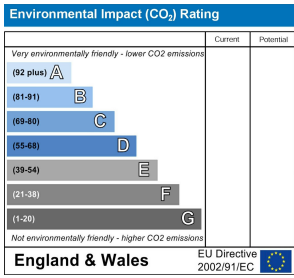

PCM endeavour to maintain accurate depictions of properties in Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection. PCM have not tested any services, appliances, equipment or facilities, and nothing in these details should be deemed to be a statement that they are in good working order or that the property is in good structural condition or otherwise.