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**Ground Floor Flat, 128, Marina, St. Leonards-On-Sea, TN38 0BN**

**Price £210,000**

PCM Estate Agents are delighted to present to the market an excellent opportunity to secure this RECENTLY REFURBISHED HALL FLOOR APARTMENT with PANORAMIC SEA VIEWS and a NEW LEASE. Located just a stone's throw from the beach, this beautifully refurbished one-bedroom apartment enjoys spectacular elevated views across the coastline.

The property is ideally located on the St Leonards seafront; and offers generous sized accommodation. The BAY FRONTED RECEPTION ROOM provides an ideal space to relax while taking in the STUNNING SEA VIEWS, with a good sized DOUBLE BEDROOM offering comfortable living. The SEPARATE MODERN KITCHEN and NEWLY INSTALLED BATHROOM, along with a SEPARATE WC, complete the internal layout.

The apartment has undergone a full refurbishment throughout and benefits from gas central 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**

Opening to communal entrance hall, private front door to:

#### **ENTRANCE HALL**

Entry phone system, space and plumbing for washing machine, providing access to:

#### **LOUNGE**

17' max into bay x 13'2 (5.18m max into bay x 4.01m)

Fireplace surround and stone hearth, single glazed bay window providing views out to the sea, radiator.

#### **BEDROOM**

13'3 max x 11'1 (4.04m max x 3.38m)

Fireplace surround, radiator, single glazed window to rear aspect.

#### **HALLWAY**

Radiator, single glazed window to side aspect, access to:

#### **WC**

Dual flush wc, extractor fan.

#### **BATHROOM**

Newly fitted suite with panelled bath having shower attachment above, wash hand basin with mixer tap, tiled walls, extractor fan.

#### **KITCHEN**

Fitted with a range of eye and base level units, under counter fridge and freezer, four ring electric hob with extractor above and electric oven below, Butler style sink with mixer tap, part tiled walls, cupboard housing the combi boiler, radiator.

#### **TENURE**

We have been advised of the following by the vendor:

1/4 Share of Freehold on completion.

Lease: New 999 year lease.

Service Charge: 1/4 share of any costs

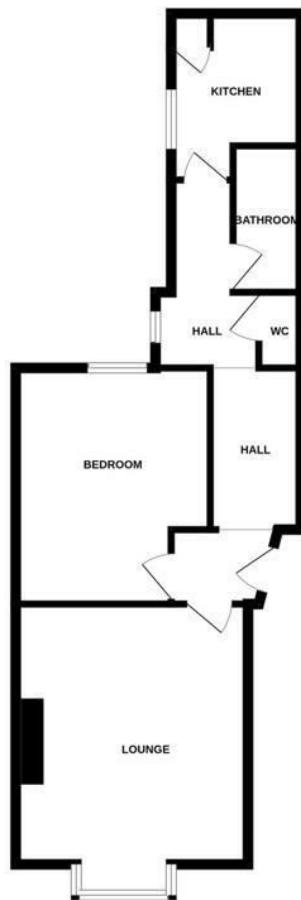
Ground Rent: Peppercorn

Pets: Allowed

Letting & Air BnB: Allowed



## GROUND FLOOR:



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A	70	76
(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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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.