



**58a, Church Road, St. Leonards-on-sea, TN37 6EE**

Web: [www.pcimestateagents.co.uk](http://www.pcimestateagents.co.uk)  
Tel: 01424 839111

**Offers In Excess Of £175,000**

Situated in this highly sought-after and convenient St Leonards location is this SELF-CONTAINED WELL-PROPORTIONED TWO BEDROOMED LOWER FLOOR GARDEN FLAT with benefits including gas central heating and double glazing. Offered to the market CHAIN FREE.

Accommodation comprises an entrance hall, inner lobby, BAY FRONTED LOUNGE, kitchen, TWO BEDROOMS and a modern bathroom. Externally there is an area of COURTYARD GARDEN with cupboard and an ENCLOSED SMALL FRONT COURTYARD section.

Situated within reach of St Leonards centre with its range of bars, restaurants, shopping facilities, mainline railway station, seafront and promenade. The only way to appreciate this SUPERB APARTMENT is to arrange an immediate viewing via the owners agents call now to avoid disappointment.

#### **FRONT DOOR**

Leading to;

#### **ENTRANCE HALL**

Radiators, inset ceiling spot lighting, central heating thermostat, part glazed door to;

#### **INNER LOBBY**

Door to enclosed area with wall mounted gas boiler and part glazed door opening to and area of front courtyard.

#### **LOUNGE**

14'5" max x 12'6" max (4.39 max x 3.81 max)

Double glazed bay window to front aspect, radiator, archway to;

#### **KITCHEN**

10'6" x 7'9" (3.20 x 2.36)

Double glazed window to side aspect, part tiled walls, stainless steel inset sink, range of base units comprising cupboards and drawers set beneath working surfaces, matching wall units over, stainless steel four ring inset gas hob, single open, plumbing for washing machine, tiled floor, door to cupboard with fitted shelving and interior light, further built in cupboard with power point and light.

#### **BEDROOM ONE**

13'10" x 9'0" (4.22 x 2.74)

Double glazed windows to rear and side aspects, return door to hallway.

#### **BEDROOM TWO**

9'6" x 6'8" (2.90 x 2.03)

Double glazed windows to rear and side aspect, radiator, return door to hallway.

#### **BATHROOM**

Double glazed windows to side aspect, part tiled walls, white suite comprising panelled bath with mixer spray attachment and fitted shower screen, pedestal wash hand basin and low level wc, radiator, inset ceiling spot lighting, return door to hallway.

#### **OUTSIDE**

Area of paved courtyard to the front with steps rising to the street, storage cupboard and an enclosed small courtyard area to the front of the property also.

#### **TENURE**

We have been advised of the following by the vendor:

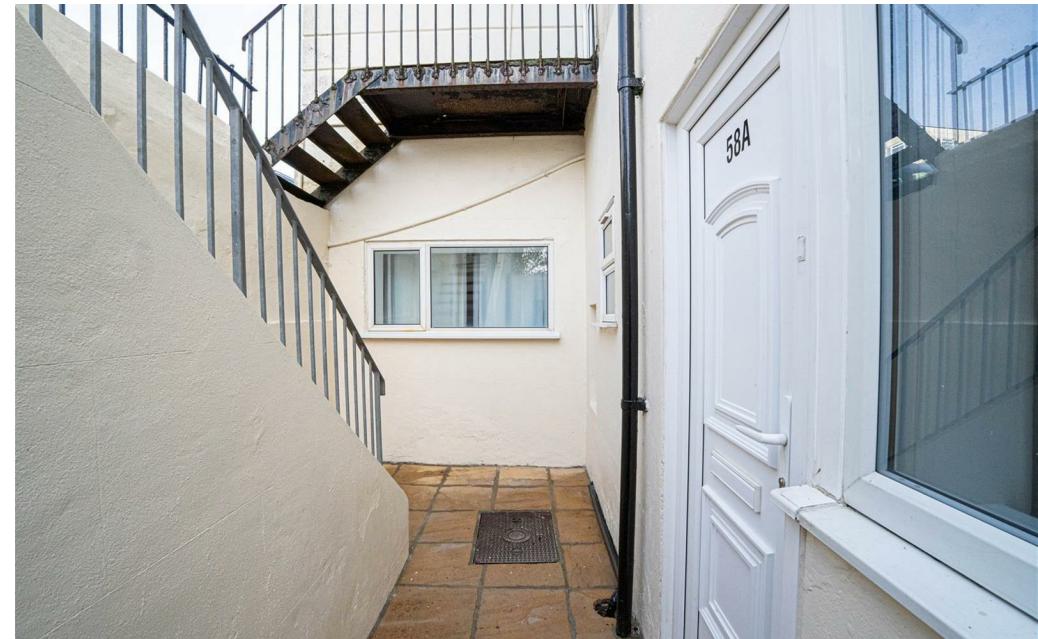
Lease: 76 years remaining, vendor will extend as part of sale depending on agreed sale price.

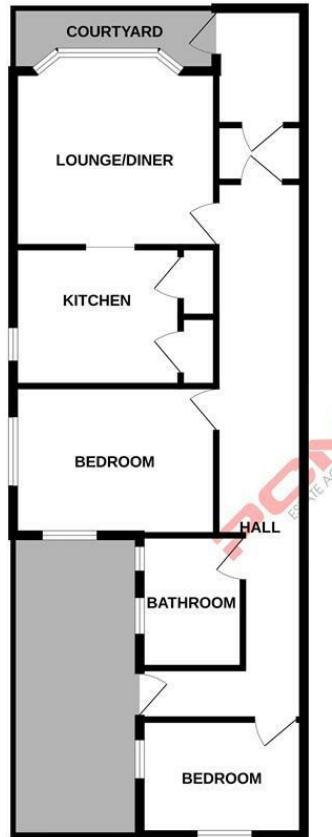
Ground Rent: TBC

Service Charge: As & When Required.

Managing Agents: Godfrey John.

Council Tax Band: A





TOTAL FLOOR AREA: 713 sq.ft. (66.3 sq.m.) approx.  
 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 operation 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		76
(81-91)	B		59
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England & Wales			

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			
EU Directive 2002/91/EC			
England & Wales			