



**133A, Marina, St. Leonards-On-Sea, TN38 0BT**

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

**Price £175,000**

PCM Estate Agents are delighted to present to the market an opportunity to secure this TWO BEDROOM LOWER GROUND FLOOR APARTMENT benefitting from a PRIVATE REAR GARDEN and being sold with a NEW LEASE UPON COMPLETION.

The GENEROUS ACCOMMODATION comprises a STYLISH OPEN PLAN LIVING ROOM-KITCHEN providing an ideal space for entertaining and featuring an ATTRACTIVE INDUSTRIAL STYLE DESIGN, whilst adding a contemporary edge to the living space. There are TWO GOOD SIZED DOUBLE BEDROOMS offering comfortable living, alongside a NEWLY INSTALLED MODERN SHOWER ROOM. Additional benefits including UNDERFLOOR HEATING and a PRIVATE REAR GARDEN, offering an excellent outdoor space for entertaining, relaxing or enjoying al-fresco dining.

Ideally positioned just a stones throw from the beach, in a SUPERB PRIME LOCATION on St Leonards seafront, with local amenities and cafe's close by.

This property represents an IDEAL HOME, HOLIDAY RETREAT or INVESTMENT OPPORTUNITY. Please call the owners agents now to avoid disappointment.

#### **STEPS DESCENDING FROM STREET LEVEL**

Leading to UPVC double glazed door opening to a communal area currently housing the gas meters, private front door to

#### **ENTRANCE PORCH**

Ample space for coats and shoes, further door opening into:

#### **ENTRANCE HALL**

Tiled floor with underfloor heating, wall mounted thermostat, ample space for coats and shoe storage, UPVC door opening to the rear garden.

#### **LOUNGE-KITCHEN**

24' x 13'9 (7.32m x 4.19m )

Double glazed bay window to front aspect providing ample light into the room, fireplace, tiled flooring with underfloor heating, range of open shelves, kitchen units with countertop space, four ring electric hob with electric oven below and extractor over, Butler style sink with mixer tap, space for under counter fridge freezer.

#### **SHOWER ROOM**

Tiled flooring with underfloor heating, part tiled walls, walk in shower with waterfall style shower head, stainless steel sink with mixer tap, low level dual flush wc, chrome style heated towel rail, extractor fan.

#### **BEDROOM**

14'2 x 9'4 (4.32m x 2.84m)

Tiled flooring with underfloor heating, built in wardrobe providing ample storage space, cupboard housing the boiler, double glazed window to rear aspect.

#### **BEDROOM**

12'6 x 9'5 (3.81m x 2.87m)

Tiled flooring with underfloor heating, dual aspect with double glazed windows to the side and rear overlooking the private garden.

#### **REAR GARDEN**

Good sized area of patio, large storage shed, leading to a large area of lawn, in need of cultivation but offering ample space to grow fruit and vegetables, whilst also being an ideal space to sit out and enjoy the summer evenings.

#### **TENURE**

We have been advised of the following by the vendor:

Lease: Currently 78 years but extending to 999 upon completion.

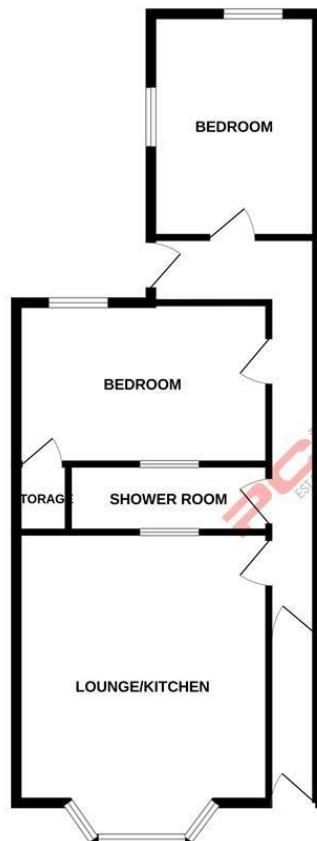
Service Charge: Approximately £1400 per annum.

Ground Rent: £0

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, structures and fixtures 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(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			