



ESTATE AGENTS

10 Buttercup Court, Bluebell Gardens, St. Leonards-On-Sea, TN38 0GQ

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Price £150,000

PCM Estate Agents are delighted to present to the market an opportunity to acquire this ONE BEDROOM PURPOSE BUILT FLAT, located within a sought-after development in West St Leonards.

Situated on the SECOND FLOOR of this building, the apartment offers well-proportioned accommodation comprising an entrance hall with AMPLE BUILT IN STORAGE, good sized LOUNGE-DINING ROOM being partially open to a MODERN KITCHEN, one DOUBLE BEDROOM and a bathroom. The property also benefits from an ALLOCATED PARKING SPACE and a useful outside storage room.

Located within easy reach of local amenities, this property would make an ideal purchase for a first time buyer.

Viewing comes highly recommended, please contact the owners agents today to arrange your viewing and avoid disappointment.

COMMUNAL ENTRANCE HALL

With telephone entry system, stairs rising to the second floor, private front door to:

ENTRANCE HALL

Entry phone system, radiator, three built in cupboards; one of which having space for coats and shoes, another having shelving and an electric heater and the third providing storage with hanging space and shelving above. Door to:

LOUNGE-DINER

14'2 x 12'2 (4.32m x 3.71m)

Two radiators, television point double glazed window to side aspect, double glazed doors to a Juliette balcony, opening to:

KITCHEN

11'1 x 6'5 (3.38m x 1.96m)

Modern and comprising a range of eye and base level units, four ring gas hob with electric double oven below, space and plumbing for washing machine, space for tall fridge freezer, extractor fan, inset sink with mixer tap, wall mounted gas boiler, part tiled walls, double glazed window to side aspect.

BEDROOM

14'4 x 8'7 (4.37m x 2.62m)

Built in wardrobe with hanging space and additional shelving above, radiator, two double glazed windows to rear aspect

BATHROOM

Panelled bath with shower attachment above, wash hand basin with mixer tap and vanity mirror above, low level dual flush wc, radiator, part tiled walls, extractor fan.

OUTSIDE

There is an allocated storage cupboard.

PARKING

Allocated parking space for one vehicle.

TENURE

We have been advised of the following by the vendor:

Lease: Approximately 107 years remaining.

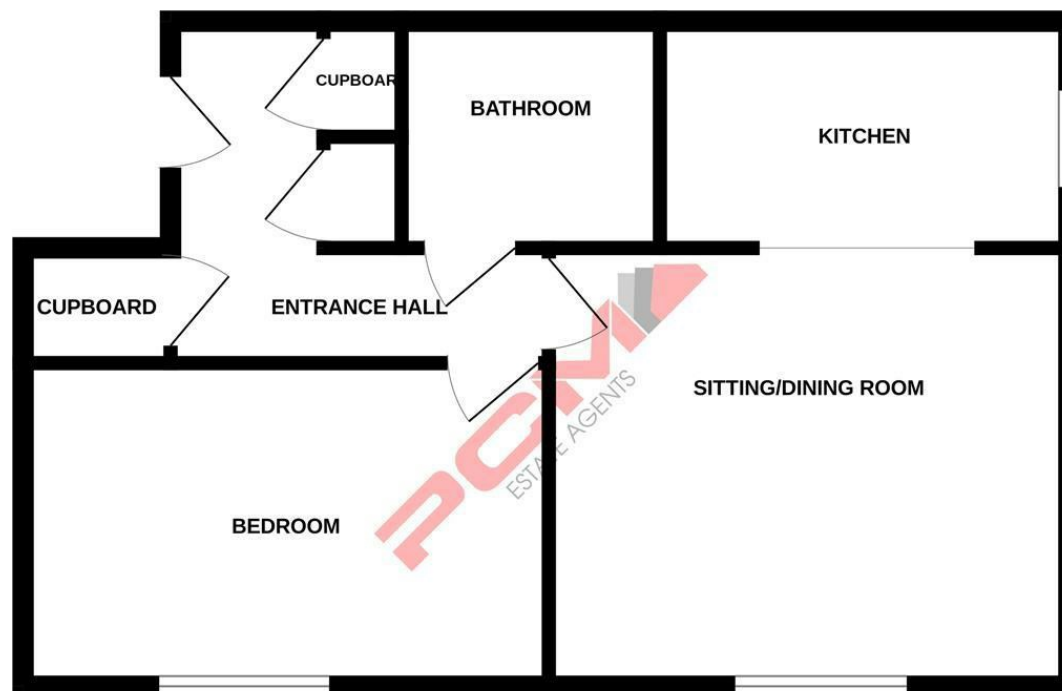
Service Charge: Approximately £1738 per annum

Ground Rent: N/A

Letting: Allowed.

Pets: With permission.





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.

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		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales	EU Directive 2002/91/EC	