



ESTATE AGENTS

**55, Gensing Road, St. Leonards-On-Sea, TN38 0ER**

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**Price £440,000**

PCM Estate Agents are delighted to offer to the market a RARELY AVAILABLE and EXCITING OPPORTUNITY to acquire this FREEHOLD BUILDING consisting of COMMERCIAL PREMISES in addition to a ONE BEDROOMED GROUND FLOOR APARTMENT with COURTYARD GARDEN and a SPACIOUS THREE BEDROOMED UPPER FLOOR MAISONETTE, all of the properties have PRIVATE ENTRANCES.

There is current granted planning permission to convert the property to a three bedroom house and a two bedroom house. Information can be found using reference - HS/FA/25/00099

Located in the highly sought-after central St Leonards region within close proximity to the seafront and St Leonards Warrior Square with its mainline railway station.

The property offers extremely spacious and versatile accommodation throughout and is ideal for anyone seeking a home or investment property.

Please call now to book your viewing to avoid disappointment.

#### **COMMERCIAL UNIT**

Private front door to;

#### **SHOP**

16'1 max x 14'8 max (4.90m max x 4.47m max )

Windows to front and side aspects, inset sink with mixer tap and storage below.

#### **SEPARATE WC**

5'2 x 3'6 (1.57m x 1.07m)

Wash hand basin with tiled splashback, wc.

#### **MAISONETTE**

Private front door leading to;

#### **ENTRANCE HALLWAY**

Stairs rising to first floor landing with window to front aspect, door to;

#### **KITCHEN-DINER**

13'5 x 9'8 (4.09m x 2.95m)

Comprising a range of eye and base level units with worksurfaces over, four ring gas hob with oven below, space for fridge freezer, stainless steel inset sink with mixer tap, space for dining table and chairs, radiator, window to front aspect, door to;

#### **INNER LOBBY**

Stairs rising to the top floor, door to;

#### **LOUNGE**

14'8 max x 13'2 (4.47m max x 4.01m)

Double aspect with windows to front and side aspects, shelving built into recess, radiator, television point.

#### **BEDROOM THREE**

11' x 8'8 (3.35m x 2.64m)

Window to front aspect, radiator.

#### **UTILITY ROOM**

Space and plumbing for washing machine, window to side aspect, radiator, doorway to;

#### **BATHROOM**

10'11 x 4'10 (3.33m x 1.47m)

Panelled bath with mixer tap and shower attachment, wc, wash hand basin, radiator.

#### **LANDING**

Door to;

#### **BEDROOM ONE**

14'5 x 13'1 (4.39m x 3.99m)

Window to side aspect, radiator.

#### **BEDROOM TWO**

13'2 max x 12'7 (4.01m max x 3.84m)

Two windows to side aspect, window to front aspect, radiator.

#### **FLAT**

Private front door to;

#### **LOUNGE**

14'5 x 9'11 (4.39m x 3.02m)

Window to front aspect, radiator.

#### **KITCHEN**

8'6 x 7'6 (2.59m x 2.29m)

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, space for fridge, space and plumbing for washing machine, window and door providing side access and leading to the courtyard garden.

#### **BEDROOM**

14'6 x 9'7 (4.42m x 2.92m)

Window to front aspect, radiator.

#### **BATHROOM**

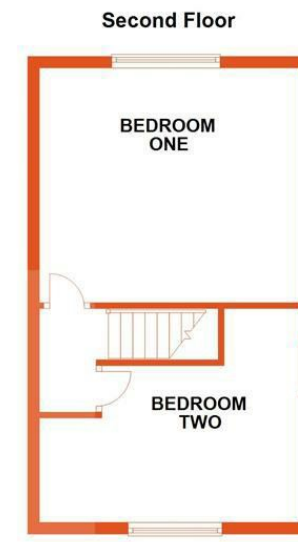
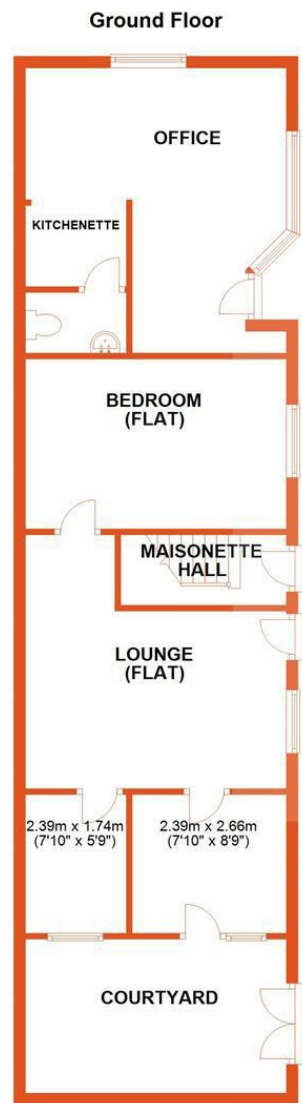
Panelled bath with mixer tap and shower attachment, wc, wash hand basin with storage below, part tiled walls, obscured window to side aspect.

#### **COURTYARD**

Private and secluded courtyard garden.

Council Tax Band: A





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.

