



ESTATE AGENTS

13a, Clyde Road, St. Leonards-On-Sea, TN38 0QE

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Offers In Excess Of £165,000

A TWO BEDROOMED APARTMENT with a NEW 999 YEAR LEASE, PRIVATE ENTRANCE and a FRONT GARDEN. Located in a highly sought-after central St Leonards location, offered to the market CHAIN FREE.

Occupying the LOWER GROUND FLOOR of this ATTRACTIVE PERIOD RESIDENCE. Accommodation is accessed via its own PRIVATE ENTRANCE and comprises a hallway, lounge, kitchen, TWO BEDROOMS and a bathroom. The property will also be sold with a brand new 999 YEAR LEASE. The property also has use of the COMMUNAL GARDEN located at the rear.

Conveniently situated within easy reach of the hub of central St Leonards with its range of boutique shops, bars, restaurants, seafront and Warrior Square with its mainline railway station.

If you are looking for an apartment in a sought-after St Leonards location, look no further and call PCM Estate Agents now to book your immediate viewing to avoid disappointment.

PRIVATE FRONT DOOR

Leading to:

ENTRANCE HALL

Door leading to:

KITCHEN

11' x 6'1 (3.35m x 1.85m)

Comprising a range of eye and base level units with worksurfaces over, four ring electric hob with extractor above and oven below, space for appliance, double glazed window to front aspect, door to:

INNER HALLWAY

Built in storage cupboards.

LOUNGE

18'1 max x 12'1 max (5.51m max x 3.68m max)

Double glazed bay window to front aspect, radiator.

BEDROOM

11'10 x 10' (3.61m x 3.05m)

Double glazed window to rear aspect.

BEDROOM

11'5 x 5'10 (3.48m x 1.78m)

Double glazed window to rear aspect.

BATHROOM

8'10 x 5'3 (2.69m x 1.60m)

Panelled bath with shower attachment, dual flush wc, built in shelving, extractor fan, wash hand basin with storage below.

OUTSIDE

The property includes the front garden and also has use of the communal garden at the rear.

TENURE

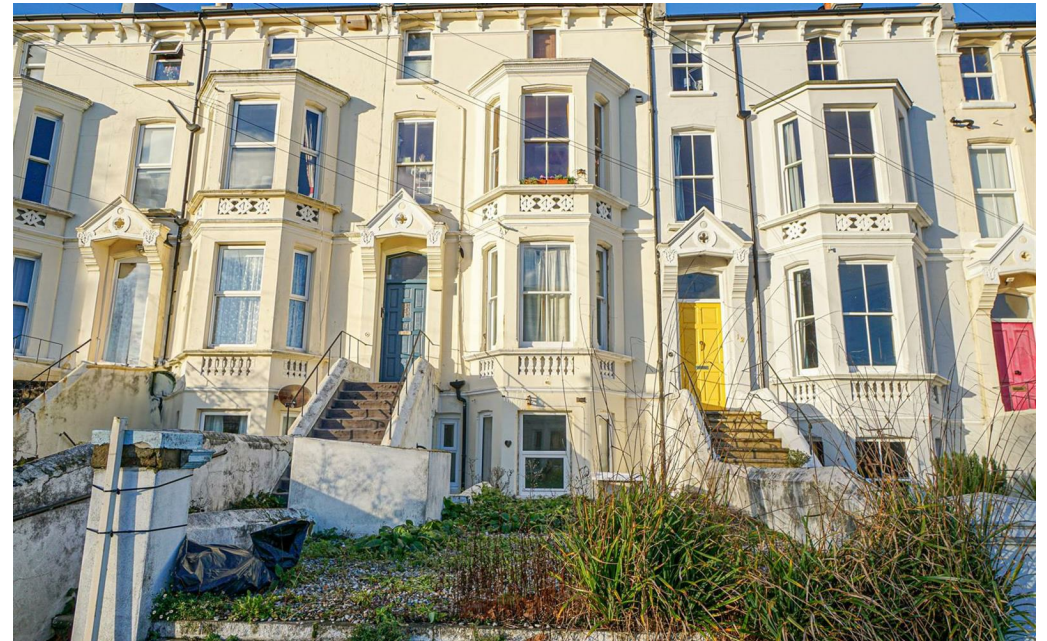
We have been advised of the following by the vendor:

New 999 year lease upon completion.

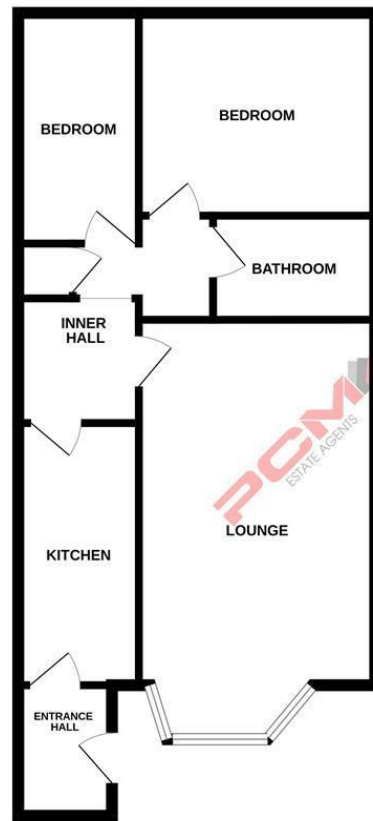
Service Charge: ¼ of any maintenance on an as & when basis.

Ground Rent: £150 per annum.

Pets/ Sub Letting/ Air BnB: No restrictions.



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, 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.

