



ESTATE AGENTS

14, Kingsley Close, St. Leonards-On-Sea, TN37 7BX

Web: www.pcmestateagents.co.uk
Tel: 01424 839111

Price £195,000

PCM Estate Agents are delighted to present an opportunity to secure this well-presented, TWO BEDROOMED, GROUND FLOOR GARDEN APARTMENT situated in this quiet cul-de-sac within St Leonards.

Accommodation comprises LOUNGE/ DINER, SEPARATE MODERN FITTED KITCHEN, two bedrooms, family bathroom and a PRIVATE AND SECLUDED REAR GARDEN. Benefits also include an ALLOCATED PARKING SPACE, a LENGTHY LEASE and fibre optic broadband.

The property is an ideal purchase for those seeking their first home or a buy-to-let investment. Please call the owners sole agent now to book your immediate viewing to avoid disappointment.

PRIVATE FRONT DOOR

Leading to;

ENTRANCE HALLWAY

Storage cupboards, wall mounted thermostat control, door to;

LOUNGE-DINER

15'8" x 10'9" (4.78m x 3.28m)

Double glazed sliding patio doors leading to the private garden, radiator, telephone point, storage cupboards housing hot water tank and gas and electricity meters, recessed shelving, door to;

KITCHEN

8'6" x 7'7" (2.59m x 2.31m)

Double glazed window to rear aspect overlooking the private garden, fitted with a range of eye and base units with work surfaces over, four ring gas hob with extractor fan over and oven below, plumbing for washing machine, space for tumble dryer, integrated fridge freezer, stainless steel inset sink with mixer tap over, cupboard housing boiler.

BEDROOM ONE

11'10" x 9'3" (3.61m x 2.82m)

Double glazed window to front aspect, radiator.

BEDROOM TWO

8'9" x 5'8" (2.67m x 1.73m)

Double glazed window to front aspect, radiator.

BATHROOM

6'8" x 5'9" (2.03m x 1.75m)

Double glazed frosted window to side aspect, panelled bath with mixer tap over and shower attachment above, glass shower screen, low level dual flush wc, wash hand basin with storage below, tiled flooring, chrome ladder style radiator.

GARDEN

Private and secluded tiered garden with two paving areas, stairs rising to lawned area, outside water tap, side access to the front of the property, shed/workshop with power and lighting.

OUTSIDE FRONT

Allocated parking space.

TENURE

We have been advised of the following by the vendor;

Lease: Approximately 952 year lease

Ground Rent: £15 p/annum

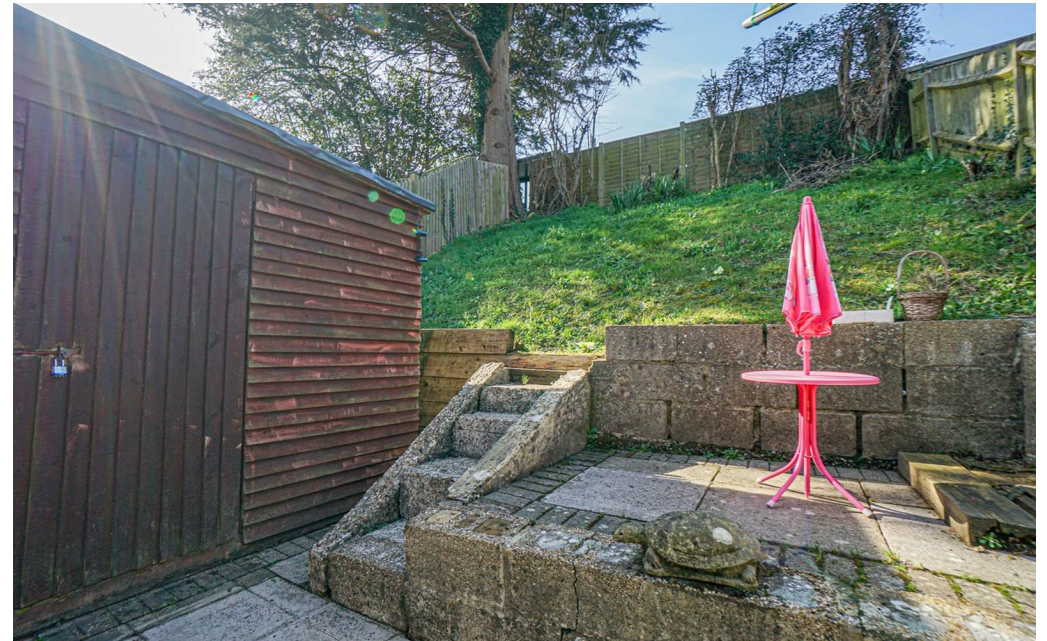
Maintenance: As & When

Letting: Allowed

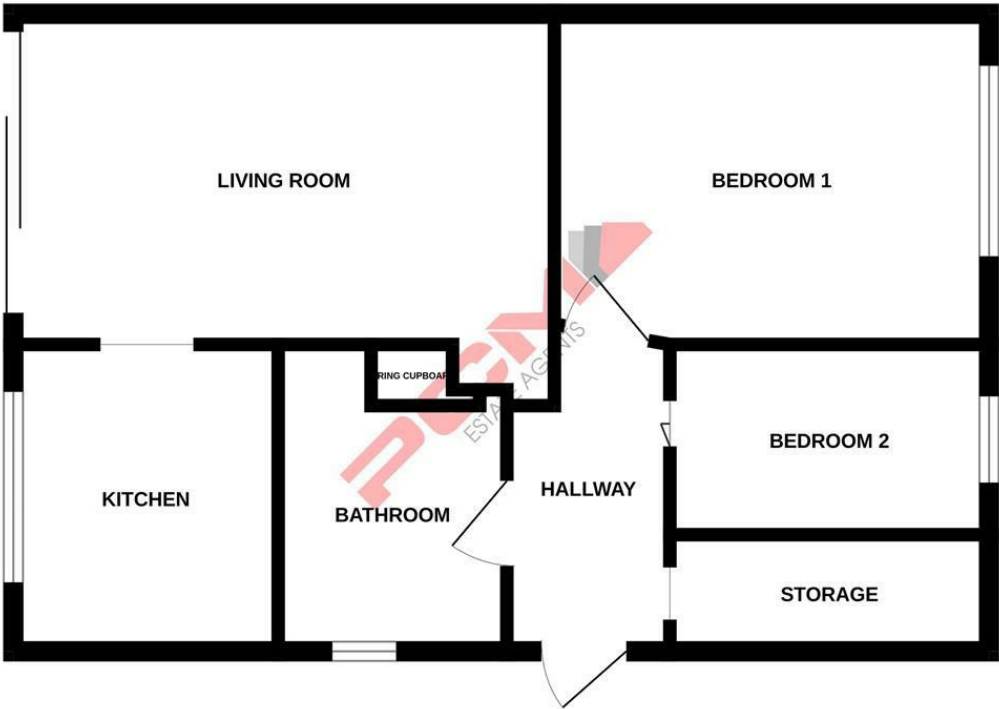
Air BnB: Not Allowed

Pets: Allowed

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, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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