



ESTATE AGENTS

Ground Floor Flat 40, Magdalen Road, St. Leonards-On-Sea, TN37 6ET

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Offers In Excess Of £200,000

PCM Estate Agents are delighted to offer for sale an opportunity to secure this ONE BEDROOM plus STUDY GARDEN FLAT located within this sought-after region of St Leonards. The property benefits from a PRIVATE FRONT AND REAR ACCESS along with PRIVATE FRONT AND REAR GARDENS. Offered to the market CHAIN FREE.

Inside, the accommodation comprises a spacious hall with ample storage space, OPEN PLAN 18FT LOUNGE-KITCHEN-DINING ROOM, large DOUBLE BEDROOM, STUDY and a MODERN BATHROOM with bath and shower. This converted flat benefits from a GOOD SIZED PRIVATE AND ENCLOSED GARDEN to the rear and a PRIVATE FRONT GARDEN.

Situated just a short stroll from Warrior Square railway station with convenient links to London, St Leonards seafront and promenade, as well as a vast range of amenities within central St Leonards itself, including shops, cafe's and bars.

Viewing cones highly recommended, please call the owners agents now to book your viewing.

DOUBLE GLAZED DOOR

Located at the rear of the building, providing private access to the property, leading to:

ENTRANCE HALL

Wood laminate flooring, down lights, electric wall mounted radiator, airing cupboard, additional utility cupboard housing space and plumbing for washing machine, door to:

LOUNGE-KITCHEN-DINER

18'8 x 10'9 (5.69m x 3.28m)

Wood laminate flooring, inset down lights, wall mounted electric radiator, telephone point, kitchen area is fitted with a matching range of eye and base level cupboards and drawers being fitted with soft close hinges and having solid wood worktops and matching upstands over, sunken stainless steel sink with mixer tap, electric Beko hob with fitted cooker hood over and an electric fan assisted oven below, cooker hood, dishwasher, space for tall fridge freezer, inset down lights, wall mounted electric radiator, double glazed window to rear aspect having views onto the private garden.

BEDROOM

18' x 12'9 (5.49m x 3.89m)

Wall mounted electric radiator, wall mounted consumer unit for the electrics, double glazed bay window to front aspect, wooden door leading to front porch.

STUDY

11'3 x 4'4 narrowing to 3'7 (3.43m x 1.32m narrowing to 1.09m)

Wall mounted electric radiator, double glazed window to front aspect.

BATHROOM

Corner walk in shower enclosure, panelled bath with mixer tap and shower attachment, vanity enclosed wash hand basin with mixer tap, dual flush low level wc, tiled walls, ladder style heated towel rail, extractor fan for ventilation, down lights.

FRONT PORCH

Double glazed door to a private front garden with steps up to street level, door to:

STORE ROOM

6'4 x 4' (1.93m x 1.22m)

Power and light.

PRIVATE GARDEN

Mainly laid to lawn with patio area, rear gated access.

FRONT GARDEN

Steps down from street level to a section of lawned front garden.

TENURE

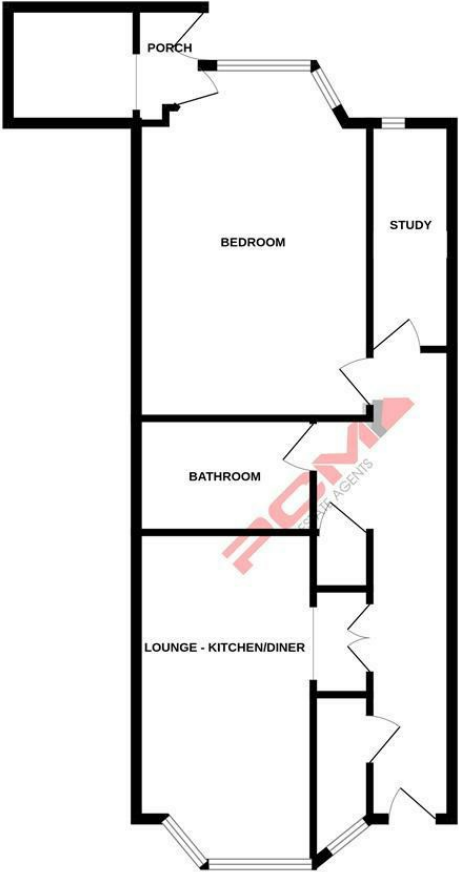
Lease - 999 years from 24th June 1980, Approximately 954 years remaining.

Ground Rent: Approximately £40 per annum

Service Charge: Approximately £804 per annum (£67 per month)



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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