



**PCM**  
ESTATE AGENTS

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**Offers In Excess Of £450,000**

**\*\* INVESTMENT OPPORTUNITY \*\***

PCM Estate Agents welcome to the market an opportunity to acquire this SUBSTANTIAL FIVE STOREY VICTORIAN BUILDING consisting of 3 ONE BEDROOM FLATS occupying the lower ground floor, hall floor and first floor, as well as a LARGE THREE BEDROOM MAISONETTE spanning the top two floors.

The one bedroom flats already have TENANTS IN SITU, whilst the maisonette comes with vacant possession. The property would expect to achieve approximately £38,000 PER ANNUM when each property is occupied.

This building represents the PERFECT INVESTMENT OPPORTUNITY for those looking to add to an existing portfolio. The property is IN NEED OF SOME MODERNISATION, there is currently electric heating and mainly double glazed windows. There is also the benefit of a GARDEN located at the rear of the building, accessible via the communal entrance hall and the basement flat.

Located on this sought-after road with central St Leonards, close to amenities. Please call the owners agents now to book your viewing and avoid disappointment.

**BASEMENT FLAT**

Private front courtyard, private wooden front door with glass frosted insert leading to:

**PORCH**

5'2 x 4'8 (1.57m x 1.42m)

Vinyl flooring, storage area, door leading to:

**HALLWAY**

15'7 x 4'6 (4.75m x 1.37m)

Part wood panelled, radiator, fire alarm, thermostat, wooden door leading to inner hall and door to:

**LOUNGE-DINER**

15'1 into bay x 13'10 max (4.60m into bay x 4.22m max )

Two radiators, cornicing, door too large storage cupboard, double glazed bay window to front aspect.

**INNER HALL**

16'8 x 6'1 (5.08m x 1.85m)

Storage cupboard, radiator.

**JACK AND JILL SHOWER ROOM**

11'7 x 4'11 (3.53m x 1.50m)

Double shower, wc, wash hand basin, part tiled surround, vinyl flooring, extractor fan, electric heater, door to:

**BEDROOM**

13'1 into bay 10'1 (3.99m into bay 3.07m )

Built in storage cupboards, door providing access to shower room, radiator, ceiling rose, picture rail, double glazed bay window to rear aspect overlooking the courtyard.

**KITCHEN**

11'10 x 6'4 (3.61m x 1.93m)

Two double glazed windows to side overlooking the courtyard, fitted with a range of eye and base level cupboards and drawers, inset sink, tiled flooring, tiled walls, electric oven with four ring electric hob, extractor fan, space for fridge freezer, plumbing and space for washing machine, radiator.

**REAR PORCH/ UTILITY**

5'2 x 5'4 (1.57m x 1.63m)

Space for appliance, vinyl flooring, radiator, double glazed frosted window to side and wooden door with frosted glass insert leading to:

**REAR COURTYARD GARDEN**

Paved, steps rising to an area of lawn, enclosed.

**HALL FLOOR FLAT**

Communal entrance hall, wooden private front door to:

**ENTRANCE HALL**

4'10 x 6'6 (1.47m x 1.98m)

Entry phone system, under stairs storage, built in storage cupboard.

**LOUNGE-DINER**

20'7 into bay x 13'10 max (6.27m into bay x 4.22m max )

Coving, picture rail, high skirting boards, storage heater, double glazed window to front aspect.

**KITCHEN**

8'3 x 6'4 (2.51m x 1.93m)

Double glazed part frosted window to rear aspect overlooking the garden, tiled surround, tiled flooring, eye and base level cupboards, electric cooker with electric hob, space and plumbing for washing machine, space for fridge freezer, inset sink.

**BEDROOM**

14'4 into bay x 10'11 max (4.37m into bay x 3.33m max )

Electric heater, high skirting boards, coving to ceiling, built in wardrobes, double glazed bay window overlooking the garden.

**SHOWER ROOM**

6'6 x 5'10 (1.98m x 1.78m)

Vinyl flooring, part tiled surround, wash hand basin, wc, extractor fan, electric heater, shower unit.

**FIRST FLOOR FLAT**

Communal entrance hall, stairs rising to the first floor, private front door to:

**ENTRANCE HALL**

Wall mounted entry phone system, high ceilings with cornicing, further door to:

**INNER HALL**

Storage, doors to:

**LOUNGE-DINING ROOM**

20' into bay x 13'5 narrowing to 8'11 (6.10m into bay x 4.11m narrowing to 2.74m)

Electric storage radiator, high ceilings with cornicing, picture rail, fireplace, high skirting, deep double glazed bay window to front aspect, door to shower room and further door to

**KITCHEN**

11'7 x 5'6 (3.53m x 1.68m)

Fitted with a range of eye and base level cupboards and drawers, worksurfaces, tiled splashbacks, space for electric cooker, space and plumbing for washing machine, space for under counter fridge freezer, space for small breakfast table, double glazed window to front aspect.

**BEDROOM**

15'4 into bay x 11'7 (4.67m into bay x 3.53m)

High ceilings with cornicing, picture rail, high skirting, electric storage radiator, built in wardrobe, deep double glazed bay window to rear aspect.

**SHOWER ROOM**

Wall mounted sink with tiled splashbacks, electric towel rail, door to main shower room with shower enclosure having electric shower, low level wc.

**UPPER MAISONETTE**

Communal front door leading to communal entrance hall with stairs rising to the

first floor, private front with stairs rising to a half-landing , double glazed window to rear aspect, further stairs rising to:

**HALLWAY**

Electric storage radiator, consumer unit for the electrics, stairs rising to upper floor accommodation.

**LOUNGE-DINER**

17'1 x 12'2 (5.21m x 3.71m)

High ceilings with cornicing, wood laminate flooring, television point, electric storage radiator, two double glazed windows to front aspect having partial views of the sea in between neighbouring properties.

**KITCHEN-BREAKFAST ROOM**

16'6 x 12'6 (5.03m x 3.81m)

Fitted with a matching range of eye and base level cupboards and drawers with worksurfaces over, space for electric cooker, space and plumbing for washing machine, space for tall fridge freezer. inset drainer-sink unit with mixer tap, electric storage radiator, part tiled walls, wood effect vinyl flooring, two double glazed windows to rear aspect.

**BATHROOM**

Large corner bath with tiled splashbacks, tiled flooring, wash hand basin, walk in shower enclosure, wc, tiled flooring, electric storage radiator, down lights, double glazed window with pattern glass to rear aspect.

**LANDING**

Range of built in storage, loft hatch providing access to loft space, airing cupboard housing immersion heater, Velux window, doors to:

**BEDROOM**

17'2 x 12'4 (5.23m x 3.76m)

Electric storage radiator, double glazed window to front aspect having pleasant views and partial views of the sea.

**BEDROOM**

14'8 x 12'7 (4.47m x 3.84m )

Electric storage radiator, built in cupboard, double glazed window to rear aspect.

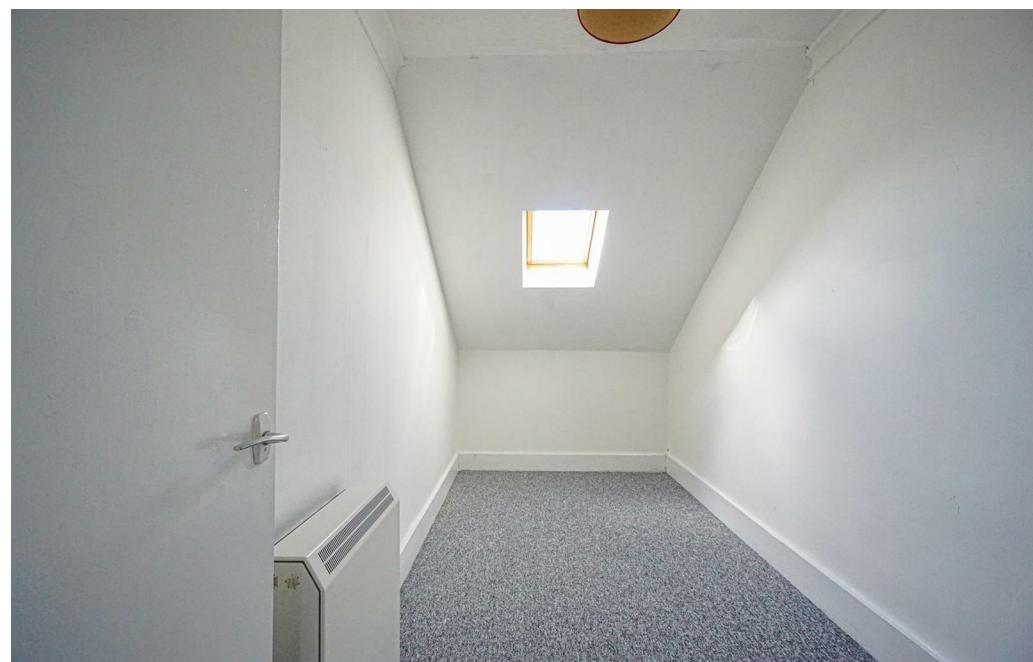
**BEDROOM**

13'4 x 6'6 (4.06m x 1.98m)

Electric storage radiator, partially coved ceiling, Velux style window to front aspect.

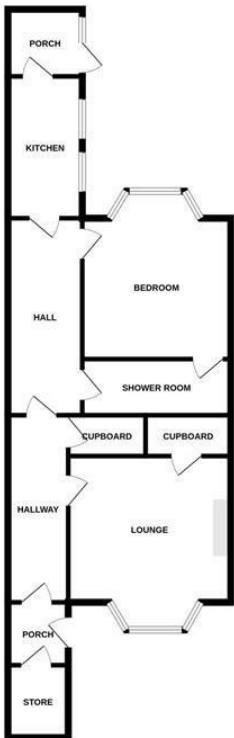
Council Tax Band: A



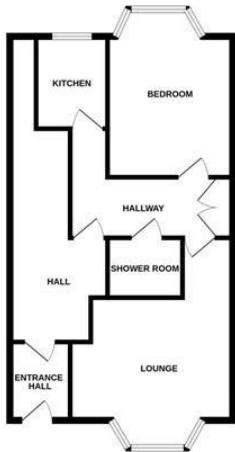




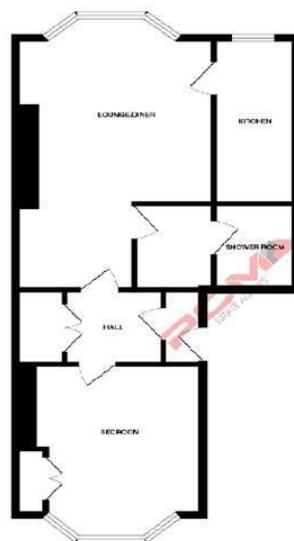
BASEMENT FLAT



HALL FLOOR FLAT



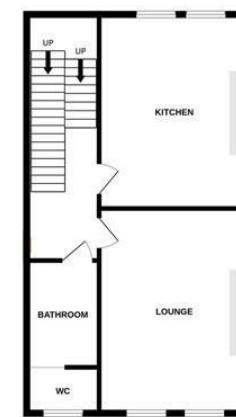
FIRST FLOOR FLAT



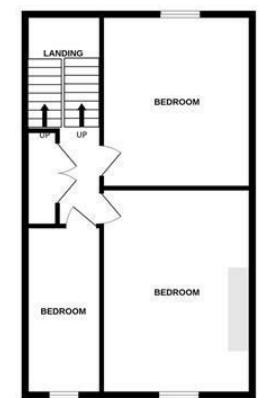
STAIRS



SECOND FLOOR



THIRD 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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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			
EU Directive 2002/91/EC		87	70
England & Wales			

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

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.