



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

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

Price £175,000

PCM Estate Agents present to the market this FIRST FLOOR TWO BEDROOM FLAT located in a sought-after region of St Leonards with a SHARE OF FREEHOLD and a PRIVATE GARDEN. Offered to the market CHAIN FREE.

Accommodation comprises an entrance hall, 15ft LOUNGE-DINER, MODERN NEWLY FITTED KITCHEN, TWO BEDROOMS and a bathroom. Externally the property also benefits from a PRIVATE REAR GARDEN.

Situated in St. Leonards-On-Sea, this property benefits from its proximity to local amenities, including shops, cafes, and parks, as well as being within reach of St Leonards and Hastings stunning coastline. The area is well-connected by public transport, making it easy to explore the surrounding regions.

Please call the owners agents now to book your viewing and avoid disappointment.

DOUBLE GLAZED FRONT DOOR

Opening to:

ENTRANCE HALL

Stairs rising to:

FIRST FLOOR LANDING

Radiator, loft hatch providing access to loft space, double glazed window to side aspect.

LOUNGE-DINING ROOM

15'7 x 10'8 (4.75m x 3.25m)

Open plan with double glazed window to rear aspect, double radiator, inset ceiling lights, large storage cupboard, further built in storage, door to:

KITCHEN

9'2 x 8'2 (2.79m x 2.49m)

Newly fitted with a matching range of eye and base level cupboards and drawers having complimentary worksurfaces and matching upstands, four ring Cookology electric hob with cooker hood over and an electric fan assisted oven below, inset one & ½ bowl drainer-sink unit with mixer tap, wall mounted boiler,

part tiled walls, wood effect vinyl flooring, space for tall fridge freezer, space and plumbing for washing machine.

BEDROOM

12' x 9' (3.66m x 2.74m)

Double radiator, double glazed window to front aspect.

BEDROOM

8'9 x 6'7 (2.67m x 2.01m)

Double glazed window to front aspect, cupboard over stairs, radiator.

BATHROOM

Newly fitted suite comprising a panelled bath with mixer tap and shower over, vanity enclosed wash hand basin with chrome mixer tap, dual flush low level wc, radiator, partially aquaborded walls, down lights, double glazed opaque glass window to side aspect.

REAR GARDEN

Private with access down the side of the building, laid to lawn with fenced boundaries and a wooden shed.

TENURE

We have been advised of the following by the vendor:

Share of Freehold

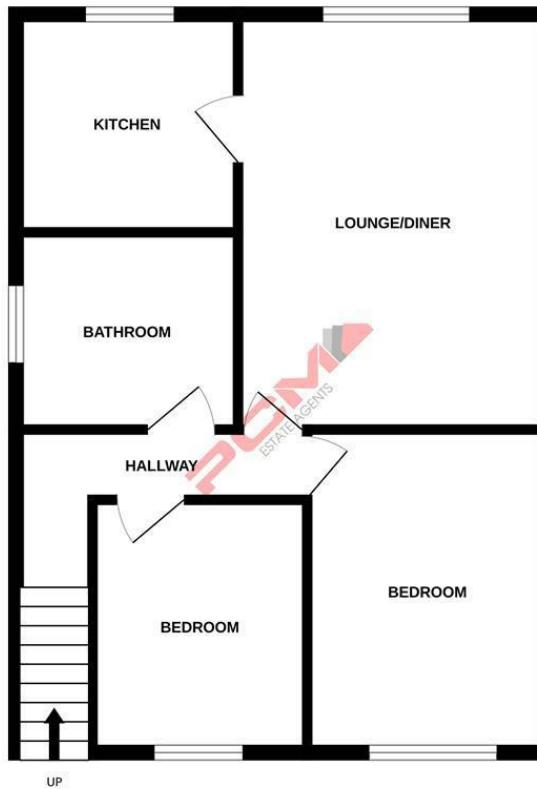
Lease: Remainder of a 999 year lease.

Service Charge: As & when required.

Council Tax Band: A



FIRST 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 operation 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.

| 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 | | | |
| England & Wales | | | |

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