



ESTATE AGENTS

Top Floor Maisonette 52, Southwater Road, St. Leonards-On-Sea, TN37 6JS

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

Price £259,950

PCM Estate Agents welcome to the market this CHAIN FREE, REFURBISHED, FIRST & SECOND FLOOR THREE BEDROOM MAISONETTE, forming the TOP TWO STOREY'S of this OLDER STYLE VICTORIAN FOUR STOREY HOUSE. Offered to the market with a SHARE OF FREEHOLD.

Accommodation comprises a BAY FRONTED OPEN PLAN LOUNGE-DINING ROOM, modern NEWLY FITTED KITCHEN & BATHROOM, separate WC, THREE BEDROOMS and a further separate WC. The property offers a perfect balance between comfort and CHARACTER, with PERIOD FIREPLACES in various rooms, TRADITIONAL DOORS, PANELLING and CORNICING.

Positioned on this sought-after street within St Leonards, within walking distance to Warrior Square railway station with convenient links to London and a vast range of amenities within central St Leonards, as well as being within walking distance of the sea.

Viewing comes highly recommended, please call the owners agents now to book your appointment.

COMMUNAL FRONT DOOR

Leading to communal entrance hall, with private front door leading to stairs rising to:

HALF LANDING

Stairs rising to the first floor hall and access to:

WC

Low level wc, wash hand basin, wood laminate flooring, double glazed window with opaque glass to rear aspect.

FIRST FLOOR HALL

Stairs rising to the second floor, double radiator, consumer unit for electrics, door opening to:

LOUNGE-DINER

17'3 x 15' into bay narrowing to 12'3 (5.26m x 4.57m into bay narrowing to 3.73m)

Impressive open-plan room with bay window to front aspect, further window to front aspect, allowing lots of natural light to flood the reception space, period fireplace, high ceilings with cornicing and panelling, picture rail, high skirtings, two radiators and television point.

KITCHEN

11'7 x 7'8 (3.53m x 2.34m)

Modern and built with a matching range of eye and base level cupboards and drawers with worksurfaces over and tiled splashbacks, four ring gas hob with fitted cooker hood over and electric fan assisted oven below, space and plumbing for washing machine or dishwasher, inset drainer-sink unit with mixer tap, space for tall fridge freezer, wall mounted boiler, inset down lights, extractor for ventilation, double glazed window to rear aspect.

BATHROOM

Panelled bath with mixer tap and shower attachment, vanity enclosed wash hand basin with chrome mixer tap and ample storage set beneath, heated towel rail, part tiled walls, extractor for ventilation, down lights, wood laminate flooring.

SECOND FLOOR LANDING

Half landing with sash window to rear aspect, stairs rising to the main landing with loft hatch to loft space, doors to:

BEDROOM

13' x 11'1 (3.96m x 3.38m)

Period fireplace, high ceilings, picture rail, built in storage cupboard, radiator, sash window to front aspect.

BEDROOM

12'7 x 11'8 (3.84m x 3.56m)

Radiator, period fireplace, built in storage cupboard, sash window to rear aspect.

BEDROOM

8'7 x 6'4 (2.62m x 1.93m)

Radiator, sash window to front aspect.

WC

Dual flush low level wc, wash hand basin with mixer tap, part tiled walls.

TENURE

We have been advised of the following by the vendor:

50% Share of Freehold - transferrable with the sale

Lease: Approximately 986 years remaining

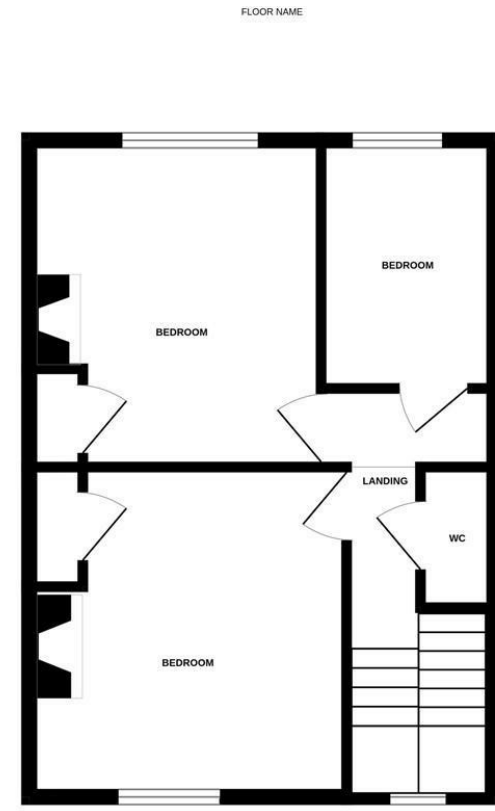
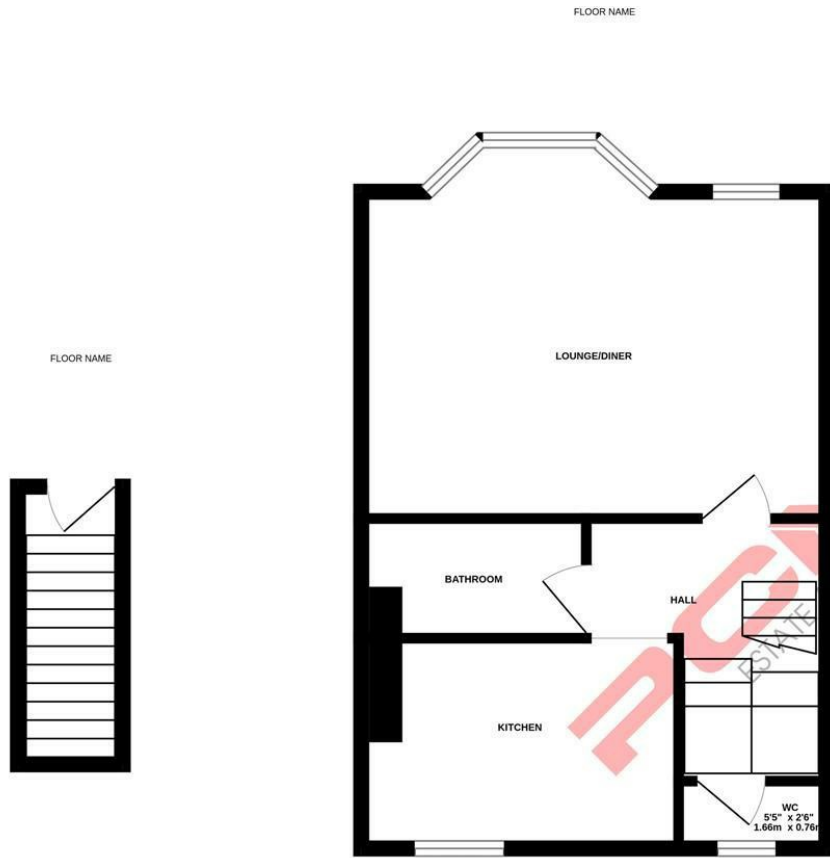
Service Charge: As & When Required

Council Tax Band: A









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			
		60	78
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	

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.