



11 Campbell Court, Gresham Way, St. Leonards-On-Sea, TN38 0UG

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Guide Price £185,000

** GUIDE PRICE £185,000 TO £190,000 **

PCM Estate Agents are delighted to present to the market an opportunity to purchase this PURPOSE BUILT GROUND FLOOR TWO BEDROOM APARTMENT conveniently positioned within this favourable region of St Leonards. The property has a LONG LEASE, a GARAGE located in a block nearby, gas central heating and double glazing.

The well-presented accommodation comprises an entrance hall with AMPLE STORAGE space, DUAL ASPECT LOUNGE-DINER, kitchen, bathroom with bath and shower, TWO BEDROOMS and a SEPARATE WC. The property also has its own AREA OF PATIO that is accessible directly from the living room and opens up onto the COMMUNAL GARDENS.

Conveniently positioned within easy reach of amenities including bus routes. Please call the owners agents now to book your viewing.

COMMUNAL FRONT DOOR

Leading to communal entrance hall, private front door to:

ENTRANCE HALL

Original wooden parquet flooring, radiator, storage cupboards, telephone point.

LOUNGE-DINER

14'8 x 12'3 (4.47m x 3.73m)

Dual aspect with double glazed windows to both front and side elevations, double glazed door opening to communal gardens, serving hatch through to kitchen, television point, radiator.

KITCHEN

11'8 x 7' (3.56m x 2.13m)

Bespoke hard wood kitchen built with a range of base level cupboards and drawers with solid wood worktops over and tiled splashbacks, ceramic Belfast style sink with mixer tap and ceramic drainer, space for gas cooker with fitted cooker hood over, space for tall fridge freezer, space and plumbing for washing machine, breakfast bar seating area, radiator, dual aspect room with double glazed windows to front and side elevations.

BEDROOM

12'4 x 12'4 (3.76m x 3.76m)

Coving to ceiling, radiator, double glazed window to side aspect having views over the communal gardens.

BEDROOM

12'4 x 8'5 (3.76m x 2.57m)

Wood laminate flooring, radiator, coving to ceiling, double glazed window to rear aspect with views onto the communal gardens.

BATHROOM/ SHOWER ROOM

Panelled bath, pedestal wash hand basin, separate walk in shower unit with electric shower, ladder style heated towel rail, part tiled walls, extractor for ventilation, double glazed obscured glass window for privacy to side aspect.

SEPARATE WC

Dual flush low level wc, wall mounted wash hand basin with tiled splashbacks, double glazed obscured glass window to side aspect.

PATIO AREA

Private area of patio leading to:

COMMUNAL GARDENS

Well-kept and mainly laid to lawn.

GARAGE

Located in a block nearby with up and over door.

TENURE

We have been advised of the following by the vendor:

Lease: 999 years from June 1968, 942 years remaining.

Service Charge: £1000 per annum approximately.

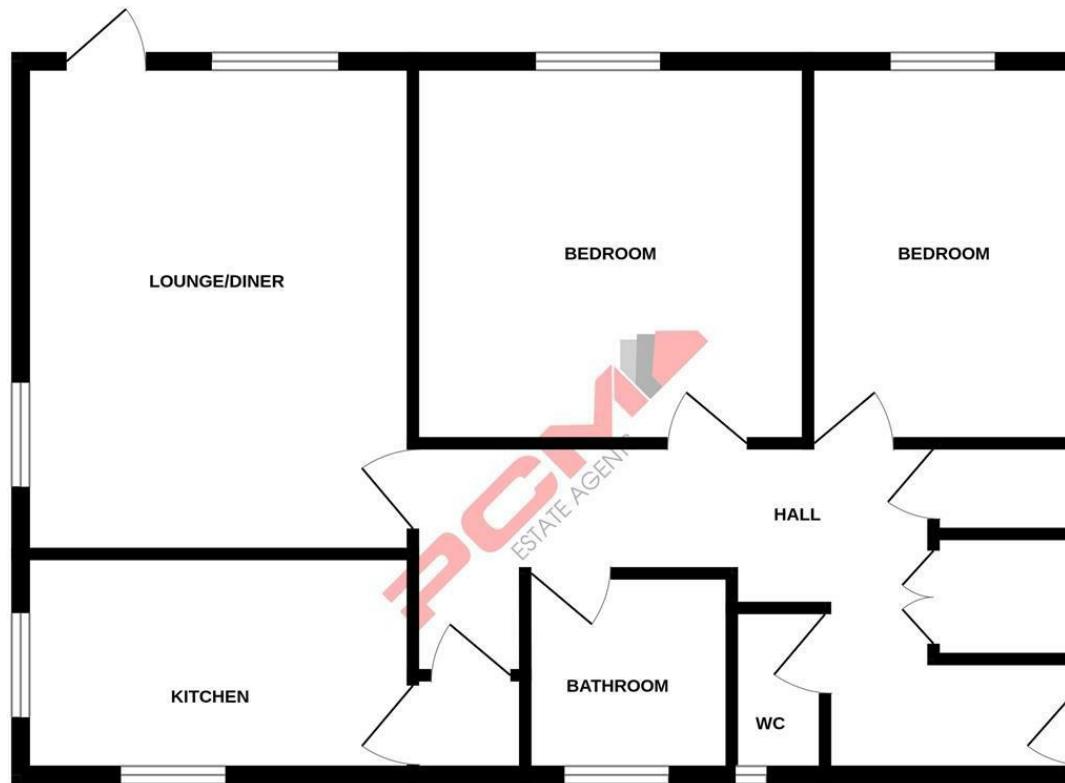
Ground Rent: £15 per annum approximately.

No Dogs Allowed

Council Tax Band: B



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 errors, 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		78	50
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.