



ESTATE AGENTS

5 Du Cros House, 37, Brittany Road, St. Leonards-On-Sea, TN38 0RB

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

Price £264,000

A TWO DOUBLE BEDROOM, TWO BATHROOM, APARTMENT with a SHARE OF FREEHOLD and ALLOCATED PARKING. Located on the SECOND FLOOR of this sought-after PURPOSE BUILT WELL-MANAGED BUILDING, with LIFT ACCESS, within the heart of Burton St Leonards, within easy reach of the seafront and St Leonards Warrior Square with its mainline railway station. Offered to the market CHAIN FREE.

Boasting spacious accommodation throughout comprising an entrance hallway, 25ft OPEN PLAN LIVING ROOM-KITCHEN, TWO DOUBLE BEDROOMS with the master enjoying its own EN-SUITE in addition to the main bathroom. The property also benefits from a PRIVATE ALLOCATED PARKING SPACE in addition to a SHARE OF FREEHOLD.

Conveniently located in this highly sought-after and quiet road within easy reach of central St Leonards with its range of boutique shops, bars and restaurants. Viewing comes highly recommended via PCM Estate Agents, please call now to arrange your immediate viewing to avoid disappointment.

COMMUNAL ENTRANCE

Stair or lift access to the second floor, private front door to:

ENTRANCE HALLWAY

Spacious with built in double storage cupboard, wall mounted telephone entry point, wall mounted security alarm panel, wall mounted thermostat control, radiator, door to:

OPEN PLAN LIVING ROOM-KITCHEN

25'1 max x 16'1 max (7.65m max x 4.90m max)

Extremely spacious light and airy room with double glazed bay window to front aspect letting in ample light, ample space for seating and entertaining, two radiators. Modern fitted kitchen comprising a range of eye and base level units with granite worksurfaces over, breakfast bar, five ring gas hob with extractor above and oven below, ample space for appliances including fridge freezer, space and plumbing for slimline dishwasher, space and plumbing for washing machine, inset one & ½ bowl stainless steel inset sink with mixer tap, double glazed window to side aspect.

MASTER BEDROOM

16' max x 14'6 max (4.88m max x 4.42m max)

Built in wardrobes, double glazed window to side aspect enjoying a pleasant outlook, radiator, door to:

EN SUITE

Comprising walk in double shower, dual flush wc, wash hand basin, double glazed obscured windows to side aspect, part tiled walls, radiator, extractor fan.

BEDROOM TWO

11'9 max x 7'9 max (3.58m max x 2.36m max)

Built in wardrobe, double glazed window to rear aspect, radiator.

BATHROOM

Panelled bath with mixer tap, shower attachment and shower screen, dual flush wc, wash hand basin, part tiled walls, extractor fan.

TENURE

We have been advised of the following by the vendor:

Share of Freehold -transferrable with the sale.

Lease: 999 years from 2008, approximately 972 remaining.

Service Charge: Approximately £2400 per annum.

Letting: Allowed.

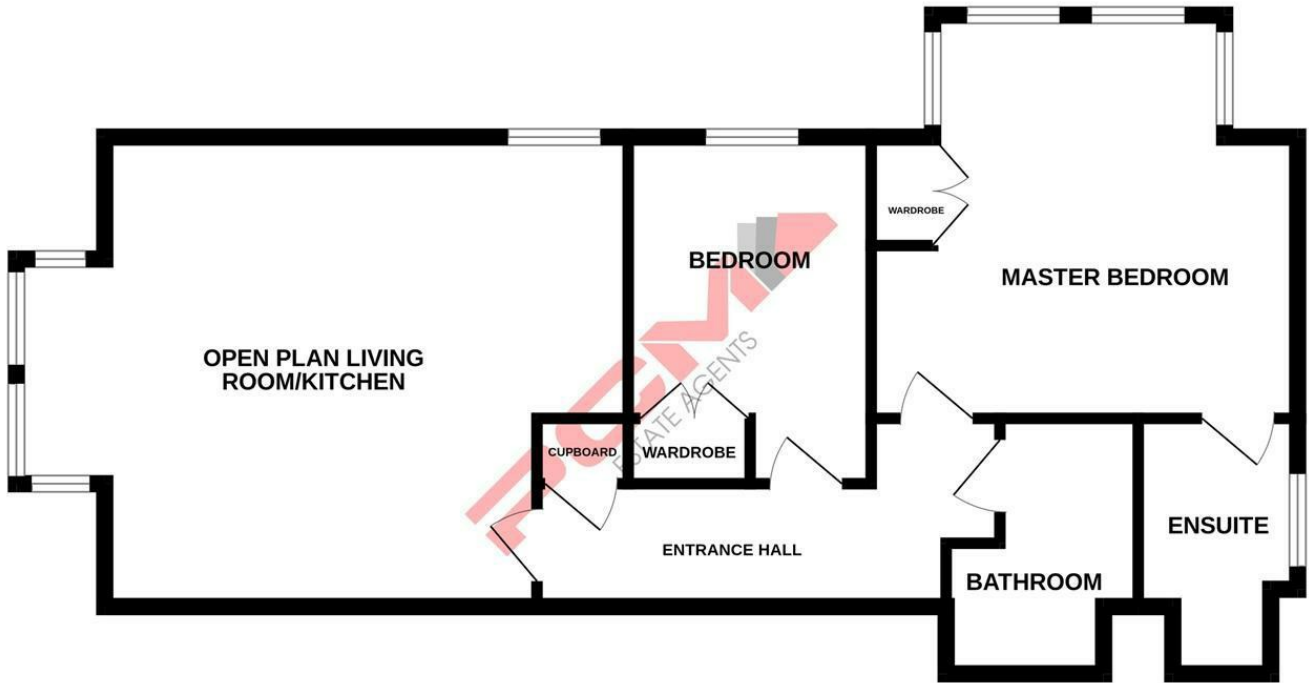
Pets: Not allowed.

AGENTS NOTE

We have been advised by the vendor that they are currently achieving a rent of £1200 per calendar month for the property.



SECOND 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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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		
England & Wales	EU Directive 2002/91/EC	

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		
England & Wales	EU Directive 2002/91/EC	