



14 The Cloisters, St. Johns Road, St. Leonards-On-Sea, TN37 6JT

Web: www.pcmestateagents.co.uk
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Price £200,000

PCM Estate Agents present to the market this TWO DOUBLE BEDROOM GROUND FLOOR APARTMENT WITH BALCONY and a GARAGE. Located in this sought after and convenient central St Leonards location within easy reach of St Leonards Warrior Square with its mainline railway station, seafront and range of shops and eateries.

This property offers spacious accommodation comprising entrance hall with UTILITY AREA, LOUNGE with access to PRIVATE BALCONY, separate kitchen, TWO DOUBLE BEDROOMS, modern bathroom suite and SEPARATE WC. Externally the property also offers COMMUNAL GARDENS and a GARAGE.

Please call PCM Estate Agents now to book your appointment to view this well presented ground floor apartment in a sought location close to the sea front.

COMMUNAL ENTRANCE

With private front door to:

ENTRANCE HALLWAY

Spacious with wall mounted telephone entry point, built in storage cupboard.

UTILITY AREA

Space for fridge freezer and further appliance.

LOUNGE

15'4 x 11'5 (4.67m x 3.48m)

Double glazed window and double glazed door to front aspect leading out to the balcony, radiator.

BALCONY

Private and enclosed with metal balustrade, providing ample space seating.

KITCHEN

10'4 x 6'7 (3.15m x 2.01m)

Comprising a range of eye and base level units with worksurfaces over, space for gas cooker with extractor above, stainless steel inset sink with mixer tap, space and plumbing for washing machine, double glazed window to side aspect.

BEDROOM

11'7 x 9'9 (3.53m x 2.97m)

Double glazed window to side aspect, radiator.

BEDROOM

12'1 x 8'2 (3.68m x 2.49m)

Double glazed window to front aspect, radiator.

BATHROOM

Panelled bath with mixer tap and shower attachment, wash hand basin, chrome ladder style radiator.

SEPARATE WC

Low level wc, wash hand basin with tiled splashback.

GARAGE

Located in a block close by with up and over door.

TENURE

We have been advised of the following by the vendor:

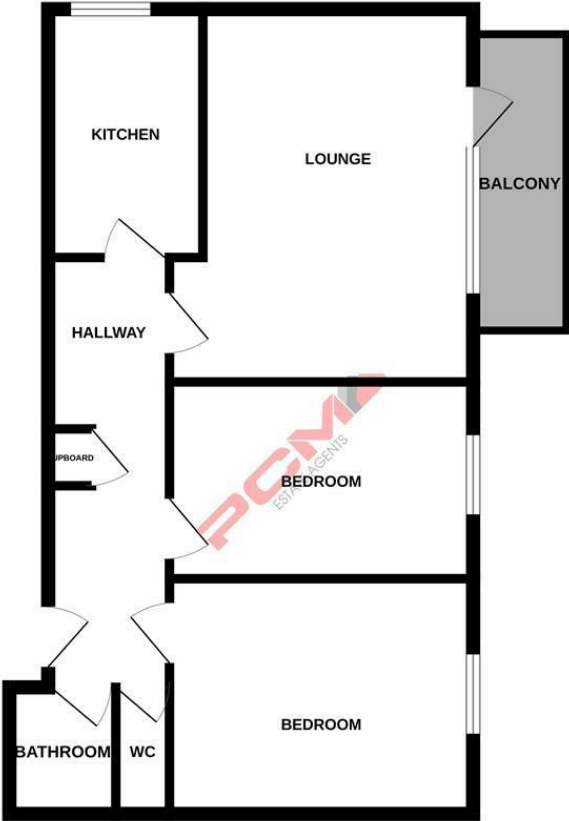
Lease: Approximately 90+ years

Service Charge: TBC

Ground Rent: TBC



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 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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