



37, The Cloisters, St Leonards-On-Sea, TN37 6JT

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

Price £165,000

PCM Estate Agents are delighted to present to the market CHAIN FREE this FIRST FLOOR PURPOSE BUILT TWO DOUBLE BEDROOM FLAT with BALCONY enjoying some SEA VIEWS.

Accommodation comprises a spacious entrance hall, GOOD SIZED LOUNGE-DINING ROOM with access to a BALCONY, separate kitchen, TWO DOUBLE BEDROOMS with fitted wardrobes, bathroom and a SEPARATE WC. The property is IN NEED OF SOME MODERNISATION but offers the perfect opportunity for the eventual buyer to put their own personality into this lovely home.

Conveniently positioned in the sought-after region of St Leonards, within walking distance to St Leonards seafront and central St Leonards with a vast range of amenities, including Warrior Square railway station with convenient links to London.

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

COMMUNAL FRONT DOOR

Leading to communal entrance hall, stairs rising to the first floor, private front door to:

ENTRANCE HALL

Coving to ceiling, wall mounted entry phone system, ample built in storage, doors to:

LOUNGE-DINER

15'3 x 11'7 (4.65m x 3.53m)

Coving to ceiling, double radiator, television point, double glazed window and door to side elevation, door opening to a balcony with metal balustrade for safety and ample space for bistro style table and chairs, views down Church Road to the sea.

KITCHEN

11' x 6'9 (3.35m x 2.06m)

Fitted with a matching range of eye and base level cupboards and drawers with worksurfaces over and tiled splashbacks, electric hob with oven below and

extractor over, space for tall fridge freezer, space and plumbing for washing machine and dishwasher, inset resin sink with mixer tap, built in storage, double glazed window to rear aspect.

BEDROOM

12'3 x 9'8 (3.73m x 2.95m)

Built in storage/ wardrobes, radiator, double glazed window to side aspect with views onto Church Road.

BEDROOM

12' x 8'8 (3.66m x 2.64m)

Built in wardrobe, radiator, double glazed window to side aspect with views onto Church Road.

BATHROOM

Bath with mixer tap and electric shower over, wall mounted wash hand basin with mixer tap, part tiled walls and tile effect laminate flooring.

SEPARATE WC

Low level wc, tiled walls, wood effect laminate flooring.

TENURE

We have been advised of the following by the vendor:
Share of Freehold - transferrable with the sale.

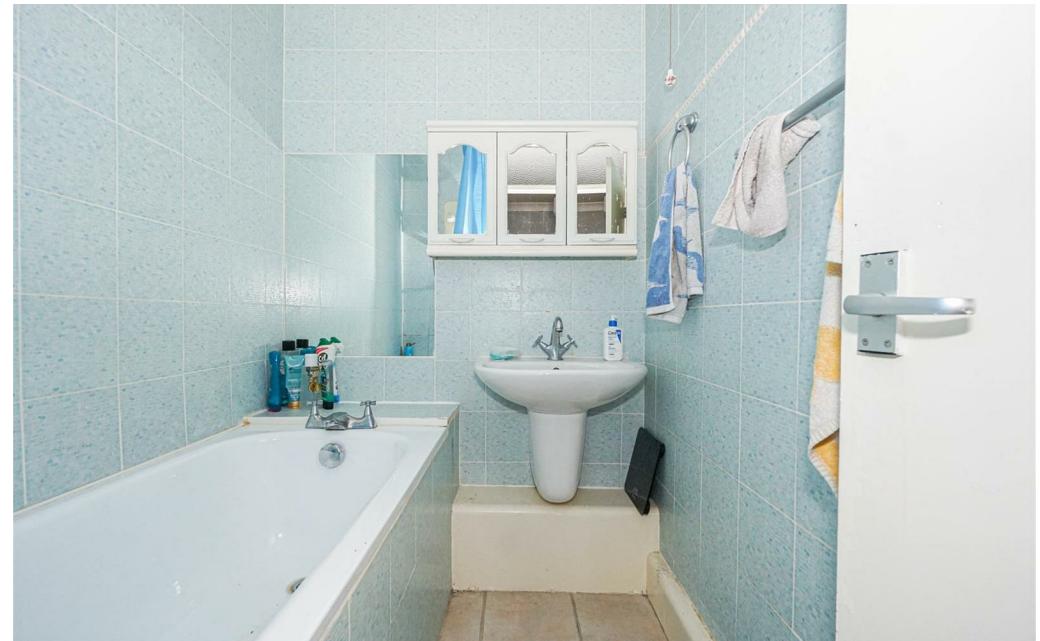
Lease: TBC

Service Charge: Approximately £1200 per annum.

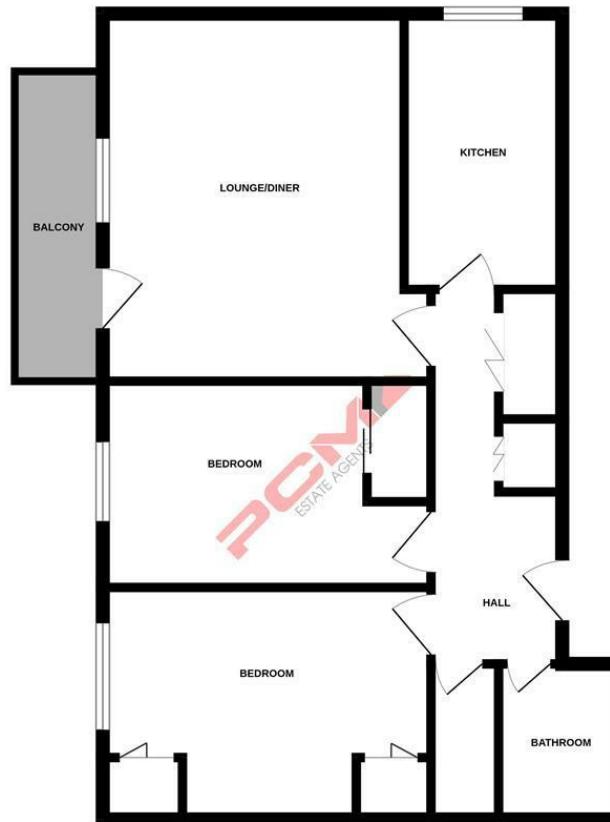
PARKING

Residents are able to purchase a parking permit of £15 to be able to use the communal car park on a first come first served basis.

Council Tax Band: A



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 fixtures and fittings 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 | |