



ESTATE AGENTS

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0JN**

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Price £550,000

PCM Estate Agents are delighted to present this rare opportunity to acquire a FREEHOLD BLOCK of THREE SELF-CONTAINED TWO BEDROOM APARTMENTS, ideally located in the sought-after area of St Leonards-on-Sea, within easy reach of the railway station, local amenities and transport links.

The accommodation is arranged over four floors and comprises a spacious TWO BEDROOM GROUND & LOWER GROUND MAISONETTE with access to a PRIVATE REAR GARDEN, currently let at £1,300 PCM. The FIRST FLOOR offers a well-presented TWO BEDROOM FLAT, currently achieving £900 PCM. The SECOND FLOOR comprises a VACANT TWO BEDROOM FLAT providing immediate letting potential or the option for owner occupation.

All apartments are presented in GOOD DECORATIVE ORDER throughout. The top floor flat also benefits from GRANTED PLANNING PERMISSION (Ref: HS/FA/25/00056) to extend into the loft space, creating additional accommodation and offering excellent scope to enhance both rental income and capital value.

With two established tenancies already generating an income of £2,200 PCM, a vacant apartment ready to let, and further DEVELOPMENT POTENTIAL, this property represents an outstanding opportunity for buy-to-let investors, portfolio landlords, or those seeking a high-yielding investment with future growth prospects.

Early viewing is highly recommended, to arrange an appointment, please contact PCM Estate Agents today

COMMUNAL FRONT DOOR

Entryphone system, door opening to:

FLAT A

Entrance hall having wall mounted thermostat, stairs descending to the lower floor, door to:

LOUNGE

19'5 into bay x 12'9 (5.92m into bay x 3.89m)

KITCHEN-DINER

19' x 11'4 (5.79m x 3.45m)

LOWER HALF-LANDING

Door to:

SEPARATE WC

LOWER FLOOR HALL

Door to the private rear garden, two built in storage cupboards, doors to:

BEDROOM

15'1 into bay x 11'3 (4.60m into bay x 3.43m)

BEDROOM

13'3 into bay x 13' (4.04m into bay x 3.96m)

BATHROOM

Bath with mixer tap and separate shower attachment, wc, wash hand basin, chrome heated towel rail.

REAR GARDEN

Pati area, planted flowerbeds, space being ideal for growing fruit and vegetables, further stoned area and concrete area, fenced and walled boundaries.

FLAT B

Located on the first floor. Entrance hall with doors to:

LOUNGE-KITCHEN

19'5 into bay x 12'2 (5.92m into bay x 3.71m)

BEDROOM

12'9 into bay x 11'6 (3.89m into bay x 3.51m)

BEDROOM

12'4 x 5'6 (3.76m x 1.68m)

BATHROOM

Bath with mixer tap, waterfall style shower head, wc, wash hand basin.

FLAT C

Located on the second floor. Entrance hall with doors to:

LOUNGE-KITCHEN

16'3 x 12'3 max narrowing to 8'6 (4.95m x 3.73m max narrowing to 2.59m)

BEDROOM

11'9 x 9'7 (3.58m x 2.92m)

BEDROOM

12'6 x 5'6 (3.81m x 1.68m)

BATHROOM

Panelled bath with mixer tap, waterfall style shower attachment, wc, wash hand basin, chrome heated towel rail.

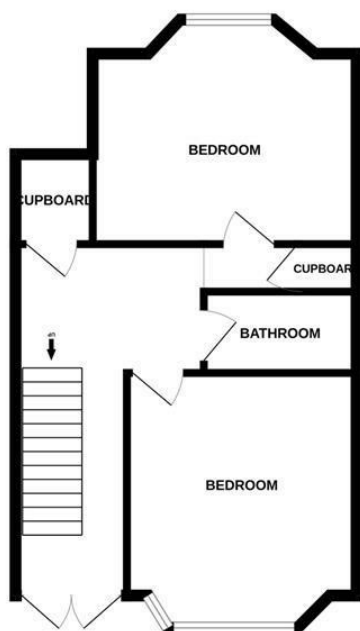
Council Tax Band: A



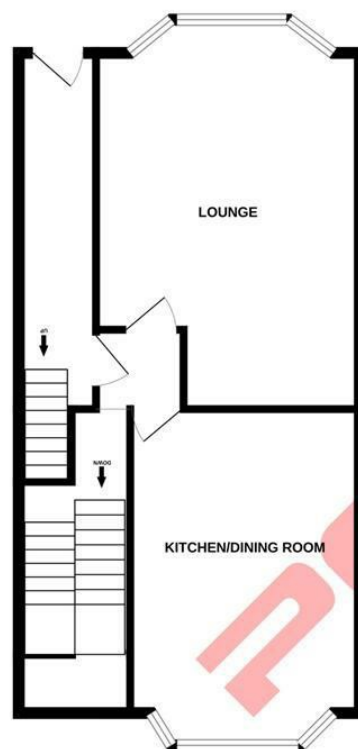




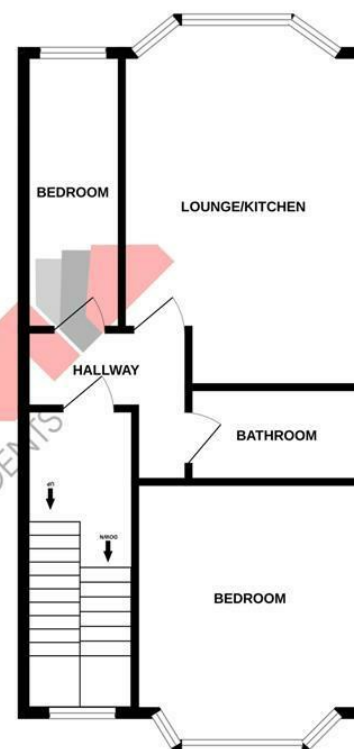
BASEMENT



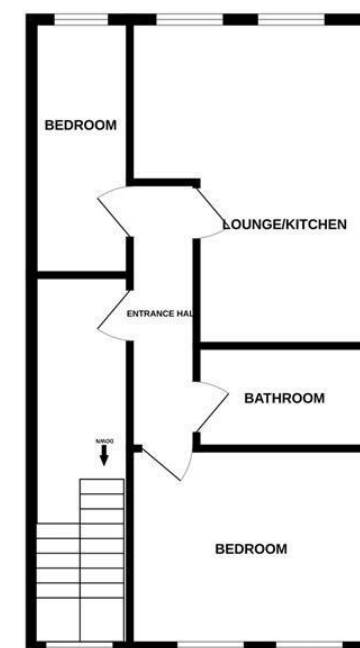
GROUND FLOOR



1ST FLOOR



2ND 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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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		

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.