



ESTATE AGENTS

**First & Second Floor Maisonette, 35, Silchester Road, St. Leonards-On-Sea, TN38 0JE**

Web: [www.pcmestateagents.co.uk](http://www.pcmestateagents.co.uk)  
Tel: 01424 839111

**Offers In Excess Of £210,000**

PCM Estate Agents are delighted to present to the market an opportunity to acquire this CHAIN FREE THREE BEDROOM FIRST AND SECOND FLOOR MAISONETTE. Conveniently positioned in the heart of central St Leonards, just a short stroll from a vast range of local independent amenities including artisan shops, bakeries, coffee shops and of course St Leonards seafront, promenade and Warrior Square railway station with convenient links to London.

This MAISONETTE offers well-appointed and well-proportioned accommodation over two floors comprising a 17ft LOUNGE-DINER, FITTED KITCHEN, MODERN BATHROOM and THREE BEDROOMS. The property is accessed via a communal entrance hall. There are double glazed windows to the rear and wooden framed sash windows to the front. The property retains a lot of its CHARACTER with HIGH CORNICING, EXPOSED PAINTED WOODEN FLOORBOARDS and FIREPLACES. There are also modern comforts alongside the character and charm including gas central heating.

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

#### **COMMUNAL FRONT DOOR**

Leading to communal entrance hall, private front door to:

#### **ENTRANCE HALL**

Stairs rising to the half-landing, exposed painted wooden floorboards, radiator, double glazed tilt and turn window to rear aspect, stairs rising to:

#### **FIRST FLOOR HALL**

Exposed painted wooden floorboards, stairs rising to the second floor accommodation, doors opening to:

#### **LOUNGE-DINING ROOM**

17'4 x 12'9 (5.28m x 3.89m)

Exposed painted wooden floorboards, high ceilings with cornicing, panelled ceiling, double radiator, television and telephone points, fireplace, sash window to front aspect.

#### **KITCHEN**

10'8 x 9'4 (3.25m x 2.84m)

Recent renovated and fitted with a matching range of eye and base level

cupboards and drawers with worksurfaces over, part tiled walls, vinyl flooring, wall mounted boiler, inset drainer-sink unit with mixer tap, space for tall fridge freezer, space and plumbing for washing machine, electric hob with oven below, two double glazed windows to rear aspect.

#### **BATHROOM**

Panelled bath with shower and glass shower screen, pedestal wash hand basin, low level wc, double radiator, extractor fan for ventilation.

#### **SECOND FLOOR HALF LANDING**

Exposed painted wooden floorboards, double glazed window to rear aspect with views over St Leonards and partial sea views, stairs rising to:

#### **MAIN LANDING**

Exposed painted floorboards, access to:

#### **BEDROOM**

14' x 10'8 (4.27m x 3.25m)

Exposed painted wooden floorboards, fireplace, built in cupboard, radiator, double glazed window to rear aspect with pleasant views over the properties and to the sea.

#### **BEDROOM**

13'8 x 10'7 (4.17m x 3.23m)

Exposed painted wooden floorboards, double radiator, fireplace, built in cupboard, two sash windows to front aspect.

#### **BEDROOM**

9'3 x 5'8 (2.82m x 1.73m)

Radiator, exposed wooden floorboards, sash window to front aspect.

#### **TENURE**

We have been advised of the following by the vendor:

Lease: 976 years remaining

Service Charge: 40% of all costs includes Building Insurance

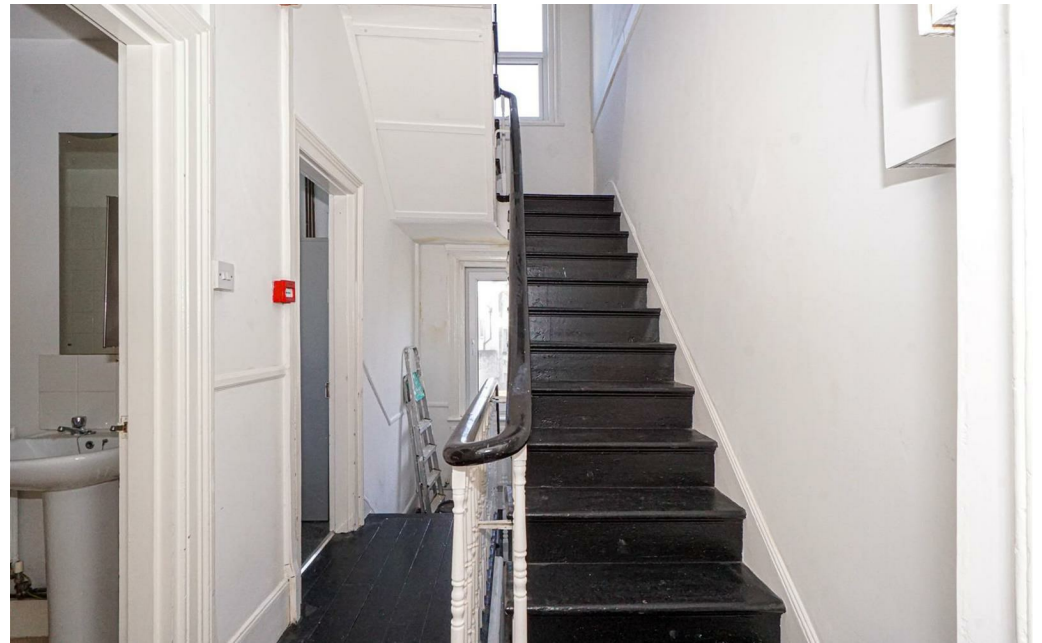
Ground Rent: Peppercorn

Letting: Allowed

Air BnB: Unsure

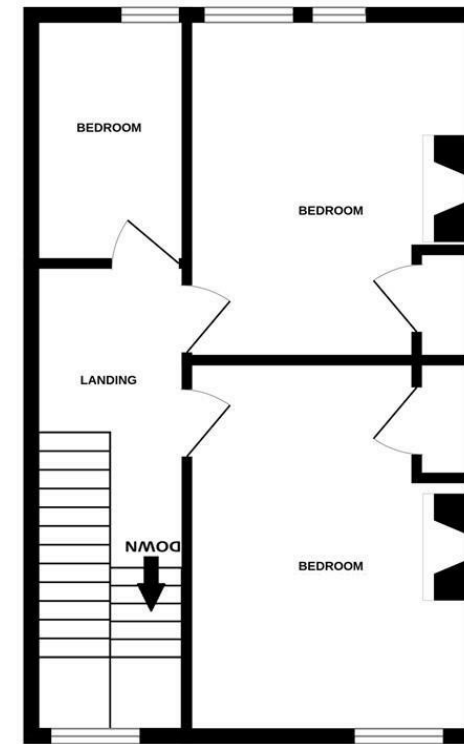
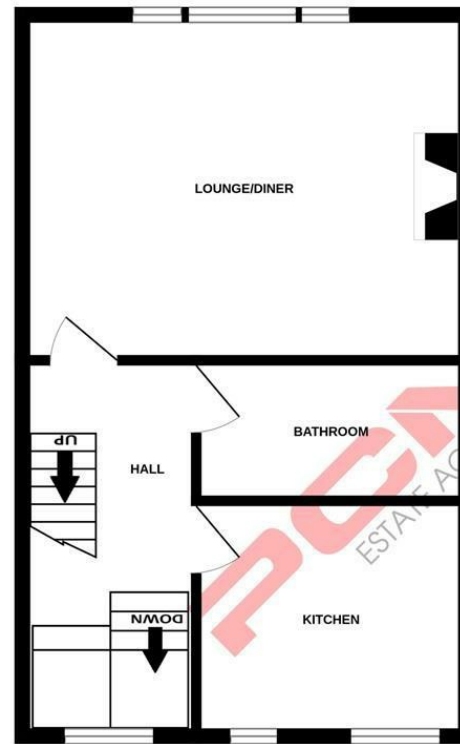
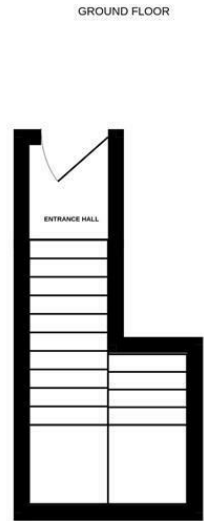
Pets: Allowed with consent

Council Tax Band: A



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		58	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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.