



**Upper Maisonette 2, St. Peters Road, St. Leonards-On-Sea, TN37 6JG**

Web: [www.pcmestateagents.co.uk](http://www.pcmestateagents.co.uk)  
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**Price £260,000**

PCM Estate Agents welcome to the market this exceptionally well-proportioned THREE DOUBLE BEDROOM UPPER MAISONETTE, forming the TOP TWO FLOORS of this THREE STOREY VICTORIAN BUILDING. The property has the benefit of a SHARE OF FREEHOLD and a PRIVATE GARDEN. Positioned on an incredibly sought-after road within St Leonards, with SEA VIEWS, gas central heating and double glazing.

Accommodation comprises a LARGE BAY FRONTED LOUNGE-DINING ROOM, KITCHEN-BREAKFAST ROOM with access onto a PRIVATE GARDEN, DOUBLE BEDROOM and a bathroom, whilst to the second floor the spacious landing provides access to TWO FURTHER DOUBLE BEDROOMS.

Located within walking distance to central St Leonards with its vast range of amenities, including Warrior Square railway station, the seafront and promenade.

Viewing is essential to fully appreciate the position and accommodation on offer, please call the owners agents now to book your viewing.

#### **COMMUNAL ENTRANCE HALL**

With private front door and stairs rising to:

#### **FIRST FLOOR HALL**

Stairs rising to the second floor, double radiator, doors to:

#### **OPEN PLAN LOUNGE-DINING ROOM**

17'2 x 17'3 into bay narrowing to 10'6 (5.23m x 5.26m into bay narrowing to 3.20m)

Wood laminate flooring, radiator, high ceiling with coving, fireplace, high skirting boards, double radiator, two double glazed windows, one of which being a deep bay window to front aspect having views of the sea.

#### **KITCHEN-BREAKFAST ROOM**

13'4 x 9'9 (4.06m x 2.97m)

Fitted with a matching range of eye and base level cupboards and drawers with worksurfaces over and tiled splashbacks, inset drainer-sink unit with mixer tap, four ring hob with extractor over and oven below, space and plumbing for washing machine, space for fridge freezer, ample space for breakfast table,

wall mounted Worcester boiler, radiator, double glazed window to side aspect, double glazed door to rear aspect opening onto the rear garden.

#### **BEDROOM**

12'5 x 11'5 (3.78m x 3.48m)

High ceiling, radiator, built in cupboard, double glazed window to rear aspect.

#### **BATHROOM**

Panelled bath with mixer tap and shower over, low level wc, pedestal wash hand basin, part tiled walls, tiled flooring, down lights, coving to ceiling, two double glazed obscured glass windows to side aspect.

#### **SECOND FLOOR LANDING**

Radiator, window to rear aspect, loft hatch, doors to:

#### **BEDROOM**

17'9 max x 13'2 max (5.41m max x 4.01m max )

Wood laminate flooring, double radiator, two double glazed windows to front aspect having lovely views down Cloudesley Road, over St Leonards and out to sea.

#### **BEDROOM**

13'6 max x 11'4 (4.11m max x 3.45m)

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

#### **REAR GARDEN**

Decked patio offering a lovely spot for table and chairs, to eat al-fresco or entertain. There is also an area that is in need of cultivation, but could be a lovely lawned area with raised beds. There are walled boundaries to the rear and also potential for direct access into the flat from Cornfield Terrace, however this would require some thought and a gate to be put in.

#### **TENURE**

We have been advised of the following by the vendor:

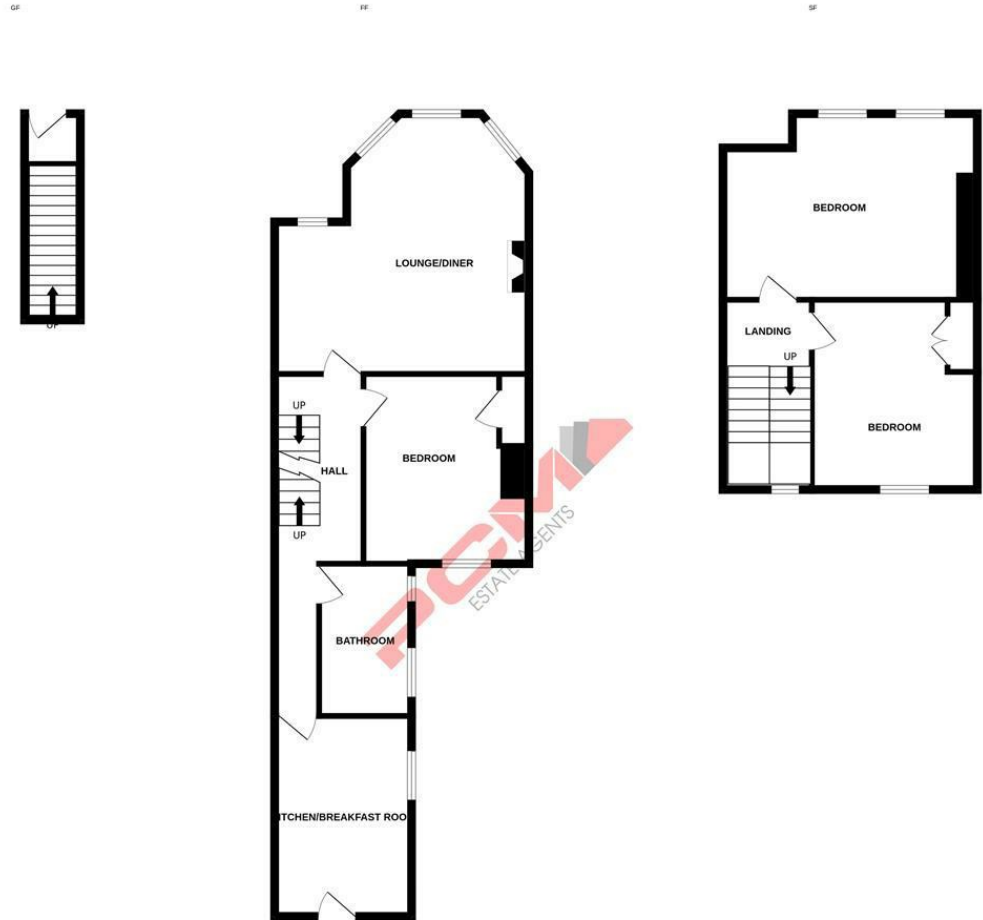
Share of freehold - transferrable with the sale.

Lease: 980 + years remaining

Service Charge: 2/3 of any costs, as & when required.

Council Tax Band: A





Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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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