



**2nd & 3rd Floor Maisonette 33, Magdalen Road, St.
Leonards-On-Sea, TN37 6ET**

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

Price £185,000

PCM Estate Agents are delighted to present to the market this CHAIN FREE, spacious, TWO BEDROOM MAISONETTE with many of the rooms enjoying SEA VIEWS. Located on a sought-after road in the heart of St Leonards, within close proximity to the beach, railway station and the hustle and bustle of central St Leonards.

The property is arranged over the SECOND AND THIRD FLOORS and comprises a spacious lounge, KITCHEN-DINER, TWO DOUBLE BEDROOMS and a bathroom. Benefits include double glazing throughout and gas central heating.

Please call the owners agents now to book your viewing and avoid disappointment.

COMMUNAL ENTRANCE

With stairs rising to the first floor, private front door to:

HALL

Double glazed window to rear, stairs rising to:

SECOND FLOOR LANDING

Stairs rising to upper floor accommodation, providing access to:

LOUNGE

18'3 x 13'8 (5.56m x 4.17m)

Two sash windows to front aspect with sea views and overlooking greenery, feature fireplace, laminate flooring, radiator, dado rail, cornicing and ceiling rose.

KITCHEN-DINER

12'8 max x 11'5 max (3.86m max x 3.48m max)

Fitted with a range of eye and base level cupboards, inset four ring gas hob and electric oven, radiator, washing machine, tumble dryer, fridge freezer, wall mounted boiler, laminate flooring, tiled splashback, inset sink, storage cupboards, large sash window to rear aspect overlooking St Leonards.

THIRD FLOOR LANDING

Double glazed window to rear aspect, leading to:

BEDROOM

13'8 max x 7'5 max (4.17m max x 2.26m max)

Wooden floorboards, skirting boards, radiator, double glazed window to front aspect with far reaching views to the sea.

BEDROOM

12'1 max x 9'4 max (3.68m max x 2.84m max)

Radiator, wooden floorboards, double glazed window to front aspect having far reaching views to the sea.

BATHROOM

Vinyl flooring, wc, pedestal wash hand basin, bath with shower over, radiator, storage cupboard, double glazed window to rear aspect with views over St Leonards and to Beachy Head.

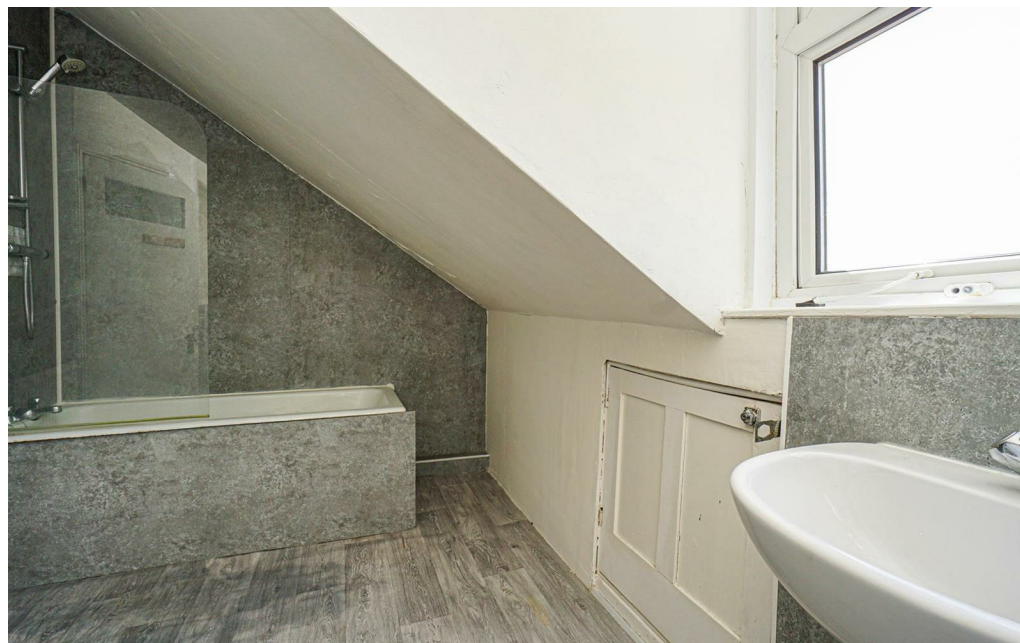
TENURE

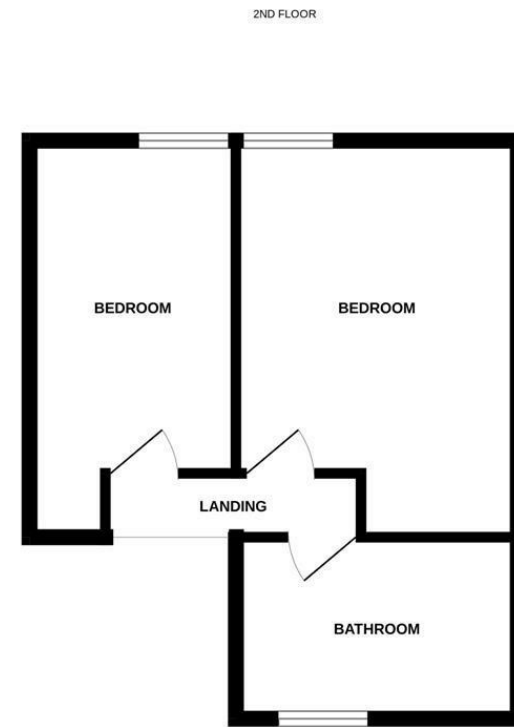
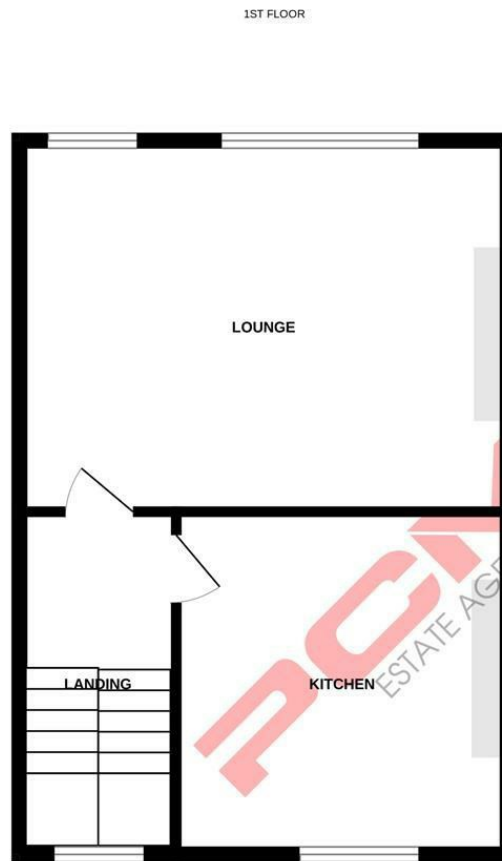
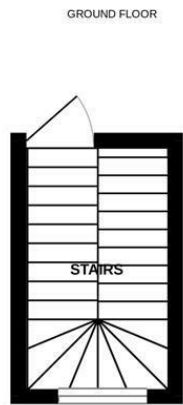
We have been advised of the following by the vendor:

Lease: Approximately 78 years remaining.

Service Charge: As & when required.

Ground Rent: Approximately £250 per annum.





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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