



**Flat 2, 5, Pevensey Road, St Leonards-on-sea, TN38 0JY**

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Tel: 01424 839111

**Price £349,950**

## \*\* SHARE OF FREEHOLD \*\*

PCM Estate Agents are delighted to present to the market this BEAUTIULLY PRESENTED THREE BEDROOM APARTMENT, occupying the FIRST FLOOR of an ELEGANT VICTORIAN SEMI-DETACHED RESIDENCE in the heart of the ever-desirable Burton St Leonards. Offered to the market with a SHARE OF FREEHOLD, LENGTHY LEASE and CHAIN FREE.

Perfectly positioned just moments from the eclectic mix of independent shops, cafés, and galleries along Kings Road and Norman Road, as well as the seafront and promenade, this property captures the very essence of coastal living with a cosmopolitan twist. Warrior Square train station is within easy walking distance, providing convenient connections to London and beyond.

Internally, the property offers a wonderful blend of PERIOD CHARM and MODERN COMFORT, featuring a STYLISH KITCHEN & BATHROOM, an additional SEPARATE WC, well-proportioned accommodation throughout and the benefit of gas central heating. Externally, there is the advantage of an ALLOCATED OFF ROAD PARKING SPACE, a rare find in such a sought-after location.

Homes in this highly regarded part of St Leonards are rarely available for long. Early viewing is highly recommended to fully appreciate the character, lifestyle, and location this apartment offers.

Call the owner's agents, PCM Estate Agents, now to arrange your viewing and secure your place in one of St Leonards' most vibrant and desirable neighbourhoods.

### COMMUNAL FRONT DOOR

Leading to communal entrance hall, private front door to:

### ENTRANCE HALL

Newly carpeted, spacious and welcoming, Victorian detailing and a wall mounted consumer unit for the electrics.

### OPEN PLAN RECEPTION ROOM-KITCHEN

21'7" into bay x 16'5" max (6.58m into bay x 5.00m max)

Wood flooring, high ceilings with down lights, picture rail, high skirtings, double radiator, newly decorated, wall mounted thermostat control for gas fired central heating, wall mounted entry phone system. The kitchen area is fitted with a

matching range of eye and base level cupboards and drawers with worksurfaces over, tiled splashbacks, four ring electric hob with oven below and fitted cooker hood over, inset one & ½ bowl drainer-sink unit with mixer tap, integrated tall fridge freezer, space and plumbing for washing machine, breakfast bar seating area, telephone point, double glazed bay window with French doors to the front elevation opening onto a small balcony. There are nice views down Pevensey Road, including views of the Church spire.

### BEDROOM

14'5" into bay x 13'1" max (4.39m into bay x 3.99m max)

Double radiator, high ceilings, high skirting, sash bay window to rear aspect.

### BEDROOM

11'7" x 7'3" (3.53m x 2.21m)

Dual aspect with sash windows to front and rear elevations, double radiator, wall mounted cupboard concealed boiler.

### BEDROOM

10'7" x 8'9" (3.23m x 2.67m)

Double radiator, high ceilings, high skirting, sash window to rear aspect.

### BATHROOM

Modern suite comprising a panelled bath with shower over, wash hand basin with chrome mixer tap, dual flush low level wc, chrome ladder style heated towel rail, down lights, extractor for ventilation, wall mounted mirror, shaver point, tiled flooring.

### SEPARATE WC

Dual flush low level wc, wall mounted wash hand basin with chrome mixer tap and tiled splashback, tiled flooring, double glazed obscured glass window to side aspect.

### OUTSIDE

Allocated off-road parking space to the front.

### TENURE

The vendor has informed us of the following:

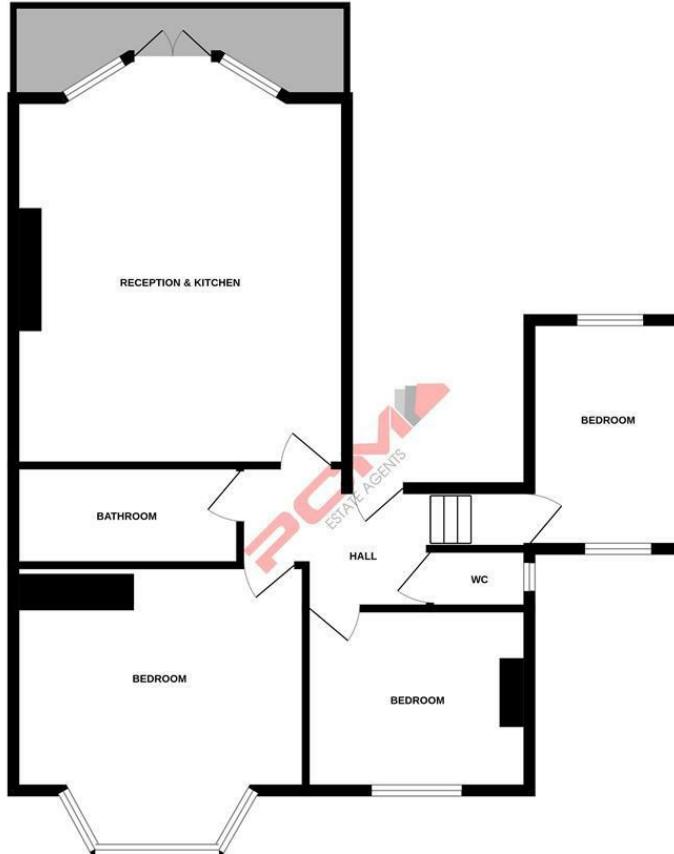
Share of Freehold - transferrable with the sale.

Lease- 999 years from 1990, approximately 963 years remaining.

Maintenance - Approx. £1,835 per annum.

Council Tax Band: A





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 shown 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	68	79
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England & Wales			

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			
EU Directive 2002/91/EC			
England & Wales			