







PCM
ESTATE AGENTS

Flat 5, 11, Cloudesley Road, St Leonards-On-Sea, TN37 6JW

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

Offers In Excess Of £175,000

PCM Estate Agents welcome to the market an exciting opportunity to acquire this TOP FLOOR TWO BEDROOM CONVERTED FLAT with a LENGTHY LEASE and a PARKING SPACE. Conveniently positioned in a sought-after area of St Leonards, just a short stroll to Warrior Square railway station with convenient links to London and a vast range of amenities within central St Leonards, including the seafront and promenade.

The property occupies the TOP FLOOR of this OLDER STYLE building, offering well-appointed and spacious accommodation comprising an entrance hall with ample built in storage, LARGE LIVING ROOM, KITCHEN-DINING ROOM, bathroom and TWO DOUBLE BEDROOMS.

Viewing comes highly recommended for anyone seeking a flat in this location.

Please call the owners agents now to book your viewing.

COMMUNAL ENTRANCE
With stairs rising to the top floor, private front door to:

ENTRANCE HALL
Telephone point, wall mounted consumer unit, doors to:

LOUNGE
18'3 x 14' narrowing to 10'3 (5.56m x 4.27m narrowing to 3.12m)
Radiator, television point, sash window to rear aspect having townscape views and letting in ample light, door to:

KITCHEN-DINING ROOM
17'7 max x 11'6 narrowing to 10'2 (5.36m max x 3.51m narrowing to 3.10m)
Fitted with a matching range of eye and base level cupboards and drawers with worksurfaces over, electric hob with oven below and fitted cooker hood over, inset resin one & ½ bowl sink with mixer tap, space and plumbing for washing machine, space for tall fridge freezer, double radiator, ample space for dining table, access to eaves storage, wall mounted boiler, loft hatch with access to the water tank, dual aspect with Velux window to side aspect, sash window to rear aspect with lovely townscape views.

BEDROOM
17'6 into bay x 12'8 max (5.33m into bay x 3.86m max)
Radiator, picture rail, sash window to front aspect.

BEDROOM
13' x 10'9 (3.96m x 3.28m)
Additional nook area, radiator, sash window to front aspect.

BATHROOM
Panelled bath with mixer tap and shower attachment, glass shower screen, par tiled walls, pedestal wash hand basin with tiled splashbacks, dual flush low level wc, heated towel rail, tiled flooring, access to an area of eaves storage housing the immersion heater, Velux window to side aspect.

OUTSIDE - FRONT
Allocated parking space for one vehicle (middle space).

TENURE
We have been advised of the following by the vendor:
Lease: 189 years from 29/09/1989, approximately 152 years remaining.
Service Charge: Approximately £1730 per annum
Ground Rent: Approximately £140 per annum.

Council Tax Band: A

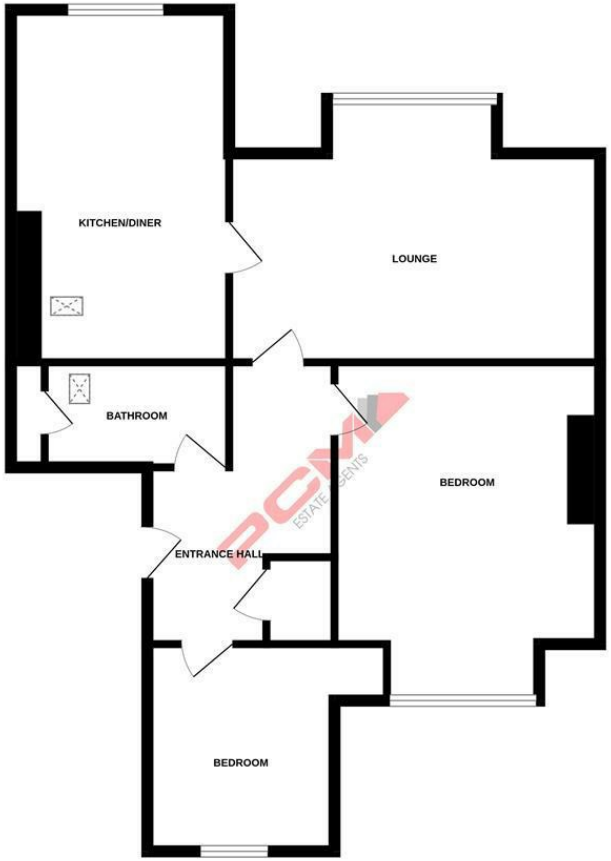




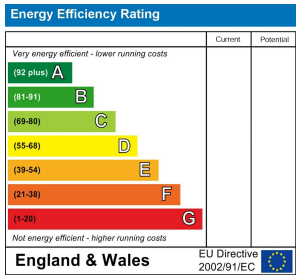


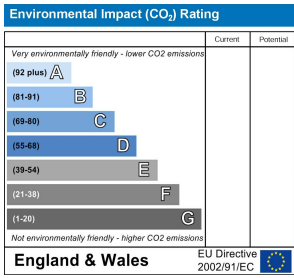


GROUND FLOOR



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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