



Flat 21 Cumberland Gardens, St Leonards-on-Sea, East Sussex, TN38 0QP  
Three Bedroom 2nd Floor Apartment With Sea Views & Garage £220,000 - Leasehold Share of Freehold







Property Cafe are delighted to present; A spacious three-bedroom second-floor apartment, ideally positioned in the highly sought-after St Leonards location, just moments from the beach and mainline train station. Offered chain free, this property presents an excellent opportunity for buyers seeking space, views, and potential for modernisation.

The apartment features a generous lounge/diner enjoying far-reaching views with a glimpse of the sea, perfect for both relaxing and entertaining. A separate fitted kitchen complements the living space, while three well-proportioned double bedrooms provide comfortable accommodation. The property further benefits from two fitted shower rooms and ample built-in storage throughout. Residents enjoy access to a communal roof terrace with stunning panoramic views, along with beautifully maintained communal gardens and grounds. Additional advantages include a single garage en-bloc, secure communal entrance, and lift access.

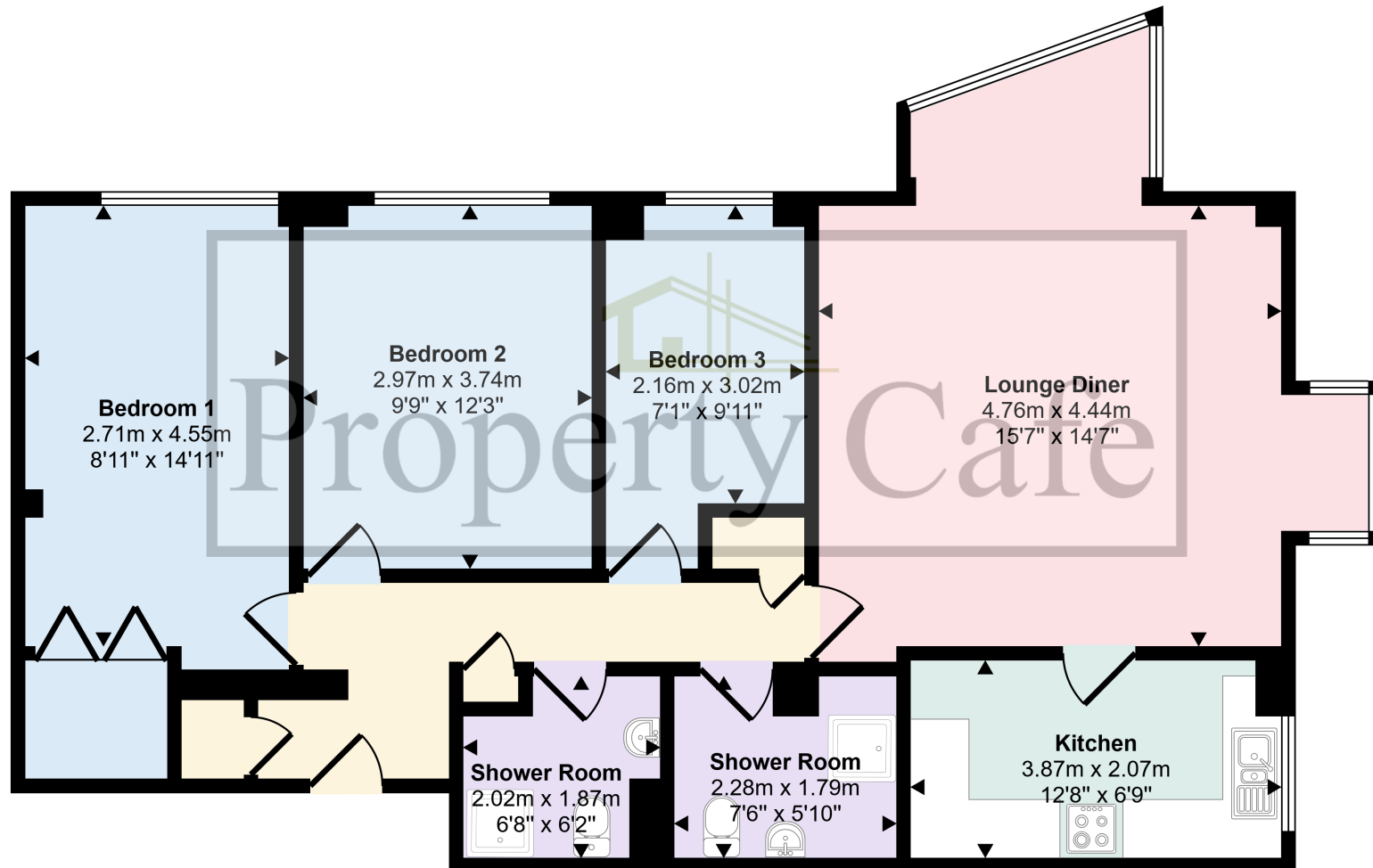
The property is sold with a share of freehold and a long lease, making it an attractive long-term investment. With excellent scope for improvement, this apartment offers the chance to create a fantastic coastal home tailored to your own style. Viewing is highly recommended to fully appreciate the space, setting, and potential on offer.

Share of freehold \* Remaining lease length - 900 + Years \* Service charge - £2060.20 Per annum \* Ground rent - N/A





Approx Gross Internal Area  
88 sq m / 951 sq ft




Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



**Bedrooms:** 3  
**Receptions:** 1  
**Council Tax:** Band C  
**Council Tax:** Rate 2270.34  
**Parking Types:** Garage.  
**Heating Sources:** Double Glazing. Gas Central.  
**Electricity Supply:** Mains Supply.  
**EPC Rating:** C (79)  
**Annual Service Charge:** 2060  
**Water Supply:** Mains Supply.  
**Sewerage:** Mains Supply.  
**Broadband Connection Types:** ADSL.  
**Accessibility Types:** Lift access.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	79	81
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC 	



At Property Café we believe it important to give clear and straight forward advice to both buyers and sellers alike. Whilst we believe the internet is truly amazing we also believe there is still no substitute for meeting you in person; with this in mind we have developed a unique lounge style environment that allows you the time and space to discuss your requirements with us in detail and enjoy your property search in comfort. Our trained consultants look forward to meeting you.





Situated in a very sought after and convenient location of St Leonards, close by to local shops, supermarkets and excellent public transport facilities including regular bus routes and St Leonards Warrior Square mainline train station. Positioned on the periphery of a bustling central St Leonards location just a short walk away offers excellent bars, restaurants and a beautifully manicured promenade and seafront. Hastings & St Leonards offers an array of excellent schools, main hospital including A&E and easy access to both the link road to Bexhill & A21 heading towards Tunbridge Wells & London.

- Three Bedroom 2nd Floor Apartment For Sale
- Spacious Lounge/Diner With Far Reach Views & Sea Glimpse
  - Separate Fitted Kitchen
- Three Well Proportioned Double Bedrooms
  - Two Fitted Shower Rooms
- Communal Roof Terrace With Stunning Views
  - Single Garage En-Bloc
  - Ample Fitted Storage Throughout
- Share Of Freehold & Long Lease
- Secure Communal Entrance & Lift Access
- Beautifully Kept Communal Grounds & Gardens
  - Potential For Modernisation & Improvement
- Sought After St Leonards Location Close To The Beach & Train Station
  - Sold With No Onward Chain
  - Viewing Highly Recommended