



ESTATE AGENTS

8, St. Catherines Close, St. Leonards-On-Sea, TN37 6SR

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Price £285,000

PCM Estate Agents are delighted to present to the market an opportunity to purchase this CHAIN FREE END OF TERRACED THREE BEDROOM HOUSE, tucked away in a quiet cul-de-sac within this favourable region of St Leonards, just a short stroll from central St Leonards and a vast range of amenities including artisan shops and eateries, Warrior Square railway station with convenient links to London, the seafront and promenade.

Inside, the property offers modern comforts including gas fired central heating, double glazing, TWO ALLOCATED PARKING SPACES and a WRAP AROUND GARDEN offering ample outside space for families with children, to entertain or to eat al-fresco. The property has accommodation arranged over two floors comprising an entrance hall, lounge, KITCHEN-DINER, upstairs landing, THREE BEDROOMS and a bathroom. There is SOME MODERNISATION REQUIRED in areas, but the house is in good order and offers potential for the eventual buyer to improve and make it their own.

Please call the owners agents now to book your viewing.

CANOPIED PORCH

With double glazed front door opening onto:

ENTRANCE HALL

Stairs rising to upper floor accommodation, radiator, door to:

LOUNGE

16'4 max x 10'9 (4.98m max x 3.28m)

Under stairs recessed areas, wall mounted thermostat control for gas fired central heating, telephone and television point, radiator, double glazed window to front aspect, door to:

KITCHEN-DINER

13'9 x 10; (4.19m x 3.05m;)

Built with a matching range of eye and base level cupboards and drawers with worksurfaces over, four ring gas hob with oven below and extractor over, inset drainer-sink unit with mixer tap, space for tall fridge freezer, space and plumbing for washing machine and dishwasher, radiator, ample space for dining table, part tiled walls, tile effect laminate flooring, under storage cupboard, coving to ceiling, double glazed sliding patio doors providing access and outlook onto the garden.

FIRST FLOOR LANDING

Loft hatch providing access to loft space, airing cupboard housing immersion heater, further storage cupboard.

BEDROOM

14' max x 8'7 max (4.27m max x 2.62m max)

Radiator, double glazed window to front aspect.

BEDROOM

10'4 x 8' (3.15m x 2.44m)

Radiator, double glazed window to rear aspect with views onto the garden.

BEDROOM

10'5 x 6' (3.18m x 1.83m)

Radiator, double glazed window to front aspect.

BATHROOM

Panelled bath with electric shower over, pedestal wash hand basin, low level wc, extractor fan for ventilation, radiator, part tiled walls, double glazed obscured glass window to side aspect.

WRAP AROUND GARDEN

Extending off the rear and side elevations, gated access down the side elevation to the front, mainly laid to lawn with planted borders, patio, two wooden sheds, outside water tap.

OUTSIDE - FRONT

External storage cupboard housing gas and electric meters.

PARKING

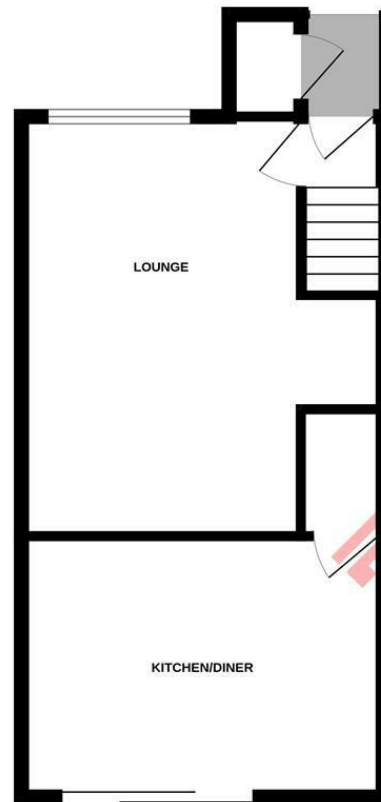
The property has the benefit of two allocated parking spaces.

AGENTS NOTE

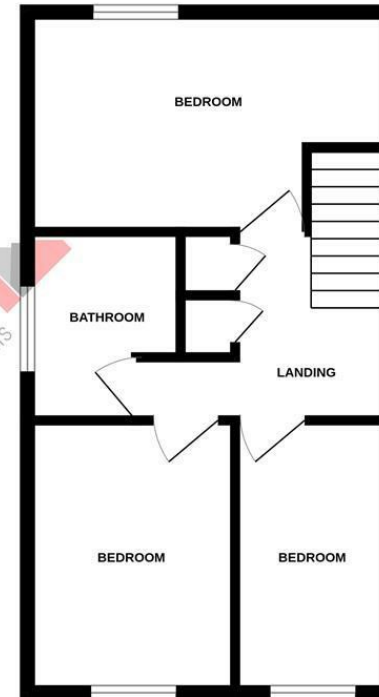
The vendor has advised that the property will be sold as seen, to include the items that remain in the property and garden.



GROUND FLOOR



1ST 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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