



ESTATE AGENTS

48, Salisbury Road, St. Leonards-On-Sea, TN37 6RX

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Price £339,950

PCM Estate Agents are delighted to present to the market an opportunity to secure this OLDER STYLE BAY FRONTED THREE BEDROOM TERRACED HOUSE. Conveniently positioned in this sought-after region of St Leonards, close to popular schooling establishments and within just a short stroll of central St Leonards with its vast range of amenities, including artisan shops and eateries.

Inside the property offers well-appointed accommodation arranged over two floors comprising an entrance hall, DUAL ASPECT LOUNGE-DINING ROOM with BAY FRONTED WINDOW and a WOOD BURNER, a MODERN KITCHEN with underfloor heating, whilst upstairs the landing provides access to THREE GOOD SIZED BEDROOMS, a SHOWER ROOM and SEPARATE WC. The property also benefits from a REAR GARDEN being lawned with patio.

This OLDER STYLE HOME offers modern comforts including gas fired central heating and double glazing.

Viewing comes highly recommended, please call the owners agents now to book your viewing.

WOODEN PARTIALLY GLAZED FRONT DOOR

Opening into:

WELCOMING VESTIBULE

High ceilings, exposed wooden floorboards, further wooden partially glazed door opening to:

ENTRANCE HALL

Stairs rising to upper floor accommodation, continuation of exposed wooden floorboards, double radiator, under stairs storage cupboards, door leading to:

LOUNGE

15'1 into bay x 12'4 (4.60m into bay x 3.76m)

Continuation of the exposed wooden floorboards, picture rail, radiators, fireplace with wooden mantle, tiled hearth, inset wood burning stove, television point, double glazed bay window to front aspect, partially open plan to:

DINING ROOM

12'7 x 10'8 (3.84m x 3.25m)

Continuation of the exposed wooden floorboards, picture rail, fireplace, radiator, double glazed French doors to rear aspect allowing for a pleasant outlook and access onto the garden, serving hatch through to:

KITCHEN

11'7 x 9' (3.53m x 2.74m)

Coving to ceiling, down lights, tiled flooring with underfloor heating, modern and built with a matching range of eye and base level cupboards and drawers fitted with soft close hinges and having solid wood worktops over, matching upstands, four ring gas hob with and electric

oven below and fitted cooker hood over, inset drainer-sink unit with mixer tap, integrated dishwasher, space for tall fridge freezer, integrated washer/dryer, wall mounted cupboard concealed boiler, double glazed window and door to side aspect providing access to the garden, further double glazed window to rear aspect with views onto the garden.

FIRST FLOOR LANDING

Split level with built in storage cupboard with shelving, loft hatch providing access to loft space with pull down ladder, doors opening to:

BEDROOM

14'8 x 10'9 (4.47m x 3.28m)

Coving to ceiling, radiator, double glazed bay window to front aspect.

BEDROOM

12'3 x 10'9 (3.73m x 3.28m)

Radiator, coving to ceiling, wood laminate flooring, double glazed window to rear aspect with views onto the garden.

BEDROOM

9'5 x 9'1 (2.87m x 2.77m)

Coving to ceiling, wood laminate flooring, radiator, double glazed window to rear aspect with views onto the garden.

SEPARATE WC

Dual flush low level wc, double glazed window with obscured glass to side aspect.

SHOWER ROOM

Tiled walls, tiled flooring, large walk in shower with chrome shower fixing, waterfall style shower head and further hand-held shower attachment, vanity enclosed wash hand basin with mixer tap, ladder style heated towel rail, down lights, coving to ceiling, double glazed obscured glass window to front aspect.

LOFT ROOM

22' x 14'2 (6.71m x 4.32m)

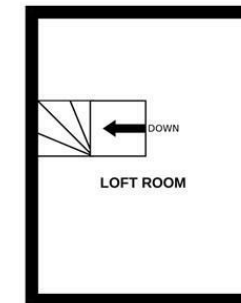
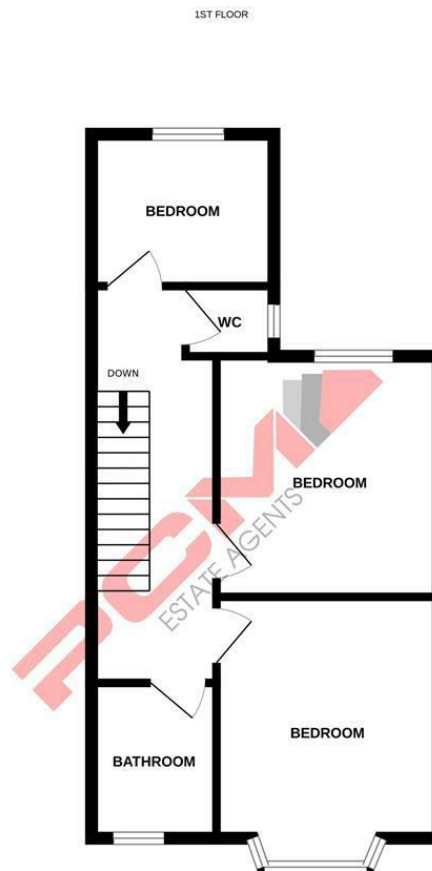
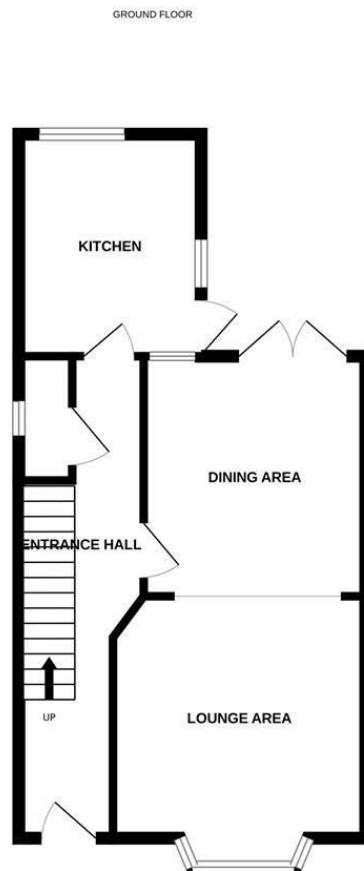
Power and light, carpeted. This has been utilised as an office in the past.

REAR GARDEN

Lovely and enclosed, laid to lawn with patio, well-planted with a variety of mature plants and shrubs, arranged over two levels and can be accessed via the kitchen or dining room onto a courtyard area with raised built in storage. From here, you have a few steps up onto the main section of garden which is lawned with patio, decked area, fenced boundaries and a garden shed located at the top of the garden.

Council Tax Band: B





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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