



ESTATE AGENTS

7, Muirfield Rise, St. Leonards-On-Sea, TN38 0XL

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Guide Price £265,000

****GUIDE PRICE £265,000 - £275,000****

A beautifully presented TWO BEDROOM SEMI-DETACHED HOUSE located in a highly sought-after and quiet cul-de-sac within West St Leonards, located within easy reach of local schooling.

The property enjoys BEAUTIFULLY PRESENTED accommodation throughout comprising a hallway, lounge, OPEN PLAN KITCHEN-DINER providing ample space for hosting, first floor landing, TWO BEDROOMS and a MODERN BATHROOM. Externally the property enjoys a PRIVATE REAR GARDEN enjoying ample space for al-fresco dining and entertaining, whilst to the front there is a driveway providing OFF ROAD PARKING in addition to the front garden.

Located within a quiet and residential cul-de-sac, within easy reach of local schooling in addition to West St Leonards railway station. The property is considered an IDEAL FAMILY HOME.

Please call PCM Estate Agents now to arrange your immediate viewing to avoid disappointment.

PRIVATE FRONT DOOR

Leading to:

ENTRANCE HALLWAY

Door leading to:

LOUNGE

12'6 x 9'10 (3.81m x 3.00m)

Dual aspect with double glazed windows to front and side aspects, radiator, stairs rising to first floor accommodation, under stairs storage area.

KITCHEN-DINER

12'6 x 10'2 (3.81m x 3.10m)

Beautifully presented and modern comprising a range of eye and base level units with worksurfaces over, four ring gas hob with extractor above and oven below, stainless steel inset sink with mixer tap, space and plumbing for washing machine, integrated slimline dishwasher, space for fridge freezer, dining area featuring a bespoke built in corner bench with storage and electric

power points, double glazed window and door to rear aspect overlooking and providing access to the garden.

FIRST FLOOR LANDING

Loft hatch, double glazed window to side aspect.

BEDROOM

12'6 x 9'7 (3.81m x 2.92m)

Double glazed windows to front and side aspects, radiator.

BEDROOM

10'3 x 6' (3.12m x 1.83m)

Double glazed window to rear aspect, radiator.

BATHROOM

7'5 x 6'2 (2.26m x 1.88m)

Modern suite comprising a panelled bath with electric shower above, wc, wash hand basin, part tiled walls, additional airing cupboard with storage, radiator, double glazed obscured window to rear aspect.

REAR GARDEN

Enjoying a sunny aspect, featuring a number of seating areas providing ample space for outdoor entertaining, predominantly laid to lawn, enclosed fenced and walled boundaries, summer house, side access to the front of the property.

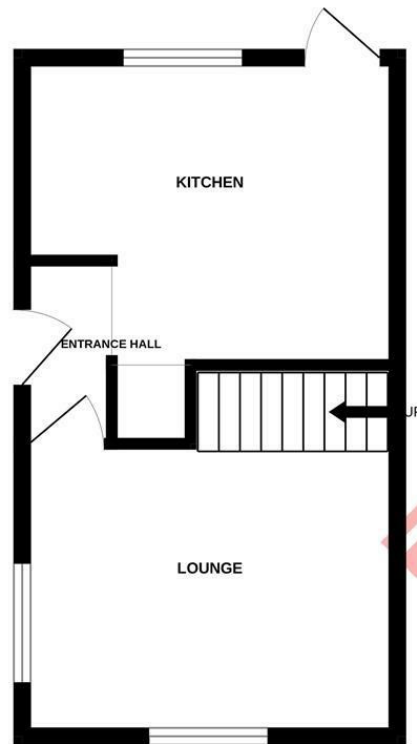
OUTSIDE- FRONT

Driveway providing off road parking, front garden being predominantly laid to lawn.

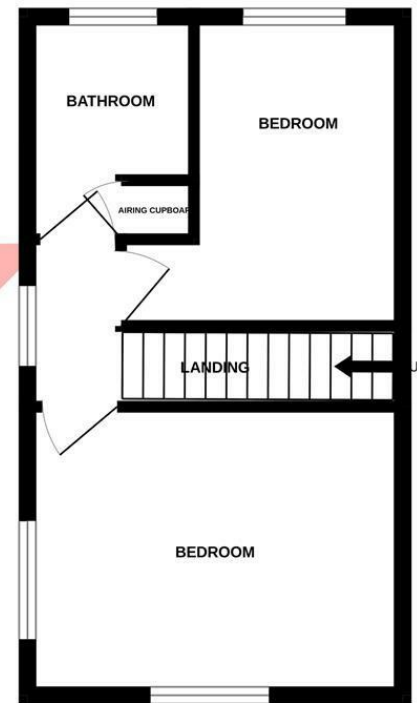
Council Tax Band: B



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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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		89
(81-91) B		
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		