



ESTATE AGENTS

10, Lower South Road, St. Leonards-On-Sea, TN37 6RH

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Price £325,000

A SPACIOUS THREE BEDROOM PERIOD HOME located within a sought-after central St Leonards location, within easy reach of Bohemia Road in addition to Warrior Square with its mainline railway station.

Accommodation comprises an entrance vestibule, hallway, living room, SEPARATE DINING ROOM, kitchen, first floor landing, THREE BEDROOMS and a family bathroom. Externally the property enjoys a PRIVATE, ENCLOSED and ESTABLISHED REAR GARDEN providing ample space for seating and entertaining.

The property is conveniently located within walking distance of Bohemia Road with its range of shops and eateries, whilst also being within easy reach of central St Leonards with its mainline railway station and seafront.

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

PRIVATE FRONT DOOR

Leading to:

ENTRANCE VESTIBULE

Window to front and side aspects, door leading to:

HALLWAY

Spacious with stairs rising to the first floor accommodation, under stairs storage cupboards, radiator.

LIVING ROOM

14'4 max x 10'8 (4.37m max x 3.25m)

Double glazed bay window to front aspect, radiator.

DINING ROOM

14'11 x 8'3 (4.55m x 2.51m)

Double glazed window to rear aspect, radiator.

KITCHEN

12'3 x 7'4 (3.73m x 2.24m)

Comprising a range of eye and base level units with worksurfaces over, space for gas cooker, stainless steel inset sink with mixer tap, space for further

appliances including fridge freezer, washing machine and dishwasher, double glazed windows to side and rear aspects enjoying a pleasant outlook over the garden, part glazed door to side aspect leading out to the garden, radiator.

FIRST FLOOR LANDING

Loft hatch.

BEDROOM

13'8 x 11'2 (4.17m x 3.40m)

Dual aspect room with double glazed windows to front and side aspects, radiator.

BEDROOM

9'5 x 8'3 (2.87m x 2.51m)

Double glazed window to rear aspect, radiator.

BEDROOM

11'2 x 8'2 (3.40m x 2.49m)

Double glazed window to rear aspect, radiator.

BATHROOM

8'3 x 5'4 (2.51m x 1.63m)

Panelled bath with mixer tap and shower attachment, shower screen, wc, wash hand basin, part tiled walls, radiator, extractor fan.

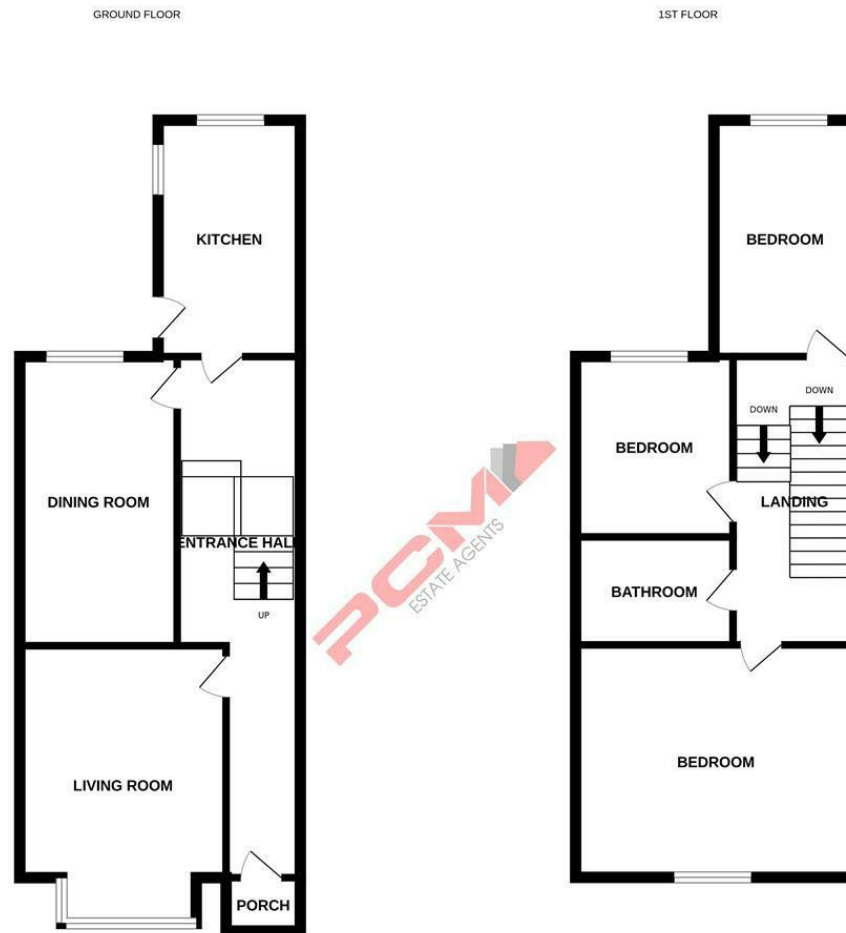
REAR GARDEN

Private and enclosed enjoying a sunny aspect, featuring a spacious patio area abutting the property providing ample space for seating and entertaining, area of lawn with storage shed at the rear. The garden features a range of mature shrubs, plants and trees, gate providing side access.

OUTSIDE- FRONT

Small area of front garden.





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 | | |
| (81-91) B | | |
| (69-80) C | | |
| (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 | |