



ESTATE AGENTS

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**Price £269,950**



PCM Estate Agents are delighted to present to the market an opportunity to acquire this TERRACED THREE BEDROOM FAMILY HOME positioned in this sought-after region of St Leonards, close to popular schooling establishments and nearby amenities. The property has an ENCLOSED PRIVATE REAR GARDEN and offers modern comforts including as fired central heating and double glazing.

Accommodation is arranged on split levels with a SPACIOUS LOUNGE, KITCHEN-DINER, THREE BEDROOMS, bathroom and a SEPARATE WC.

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

### **DOUBLE GLAZED FRONT DOOR**

Opening to:

### **ENTRANCE HALL**

Stairs to upper and lower floor accommodation, radiator, door to:

### **DOWNSTAIRS WC**

Low level wc, wall mounted wash hand basin with tiled splashbacks, double glazed window to front aspect.

### **KITCHEN-DINING ROOM**

13'1 x 11'5 (3.99m x 3.48m)

Ample space for dining table, fitted with a matching range of eye and base level cupboards and drawers with worksurfaces over, space for gas cooker, inset drainer-sink unit with mixer tap, wall mounted boiler, space and plumbing for washing machine, space for tall fridge freezer, part tiled walls, tiled flooring, radiator, double glazed window to front aspect with views onto the front garden.

### **LOWER FLOOR HALL**

Under stairs recess area, radiator, door to:

### **LIVING ROOM**

17'8 x 13' (5.38m x 3.96m)

Coving to ceiling, two radiator, wood effect vinyl flooring, television point, double glazed window to rear aspect with views onto the rear garden, door to:

### **REAR PORCH**

Double glazed door opening to garden.

### **HALF LANDING**

Stairs rising to main landing, radiator, doors opening to:

### **BEDROOM**

12'9 x 10'1 (3.89m x 3.07m)

Radiator, Velux window to rear aspect.

### **BEDROOM**

9' x 7'2 (2.74m x 2.18m)

Radiator, Velux style window to rear aspect.

### **LANDING**

Loft hatch providing access to a boarded loft space, airing cupboard, door to:

### **MASTER BEDROOM**

13'1 x 11'8 (3.99m x 3.56m)

Radiator, double glazed window to front aspect.

### **BATHROOM**

Panelled bath with mixer tap and shower attachment, pedestal wash hand basin with chrome mixer tap, dual flush low level wc, ladder style heated towel rail, part tiled walls, wood effect vinyl flooring, extractor fan for ventilation, double glazed window with obscured glass to front aspect for privacy.

### **PARKING**

Access to communal parking.

### **OUTSIDE - FRONT**

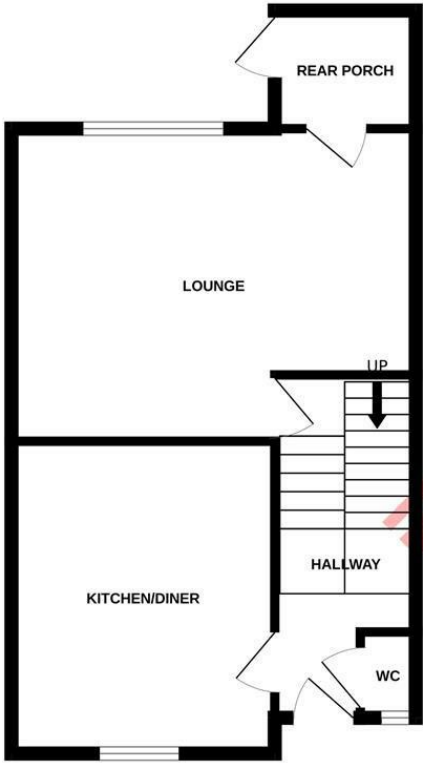
Lawned front garden with steps down and path to front door.

### **REAR GARDEN**

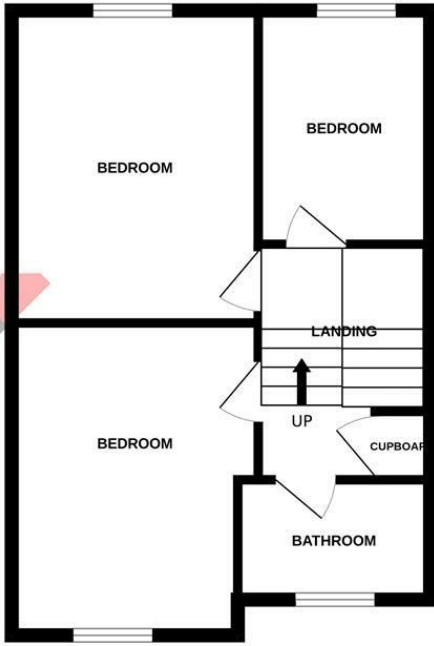
Lawned with a stone/ paved patio, wooden shed, fenced boundaries and gated rear access.



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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(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 & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		
EU Directive 2002/91/EC		