



ESTATE AGENTS

55, Carpenter Drive, St Leonards-on-sea, TN38 9SB

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Offers In The Region Of £260,000

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.

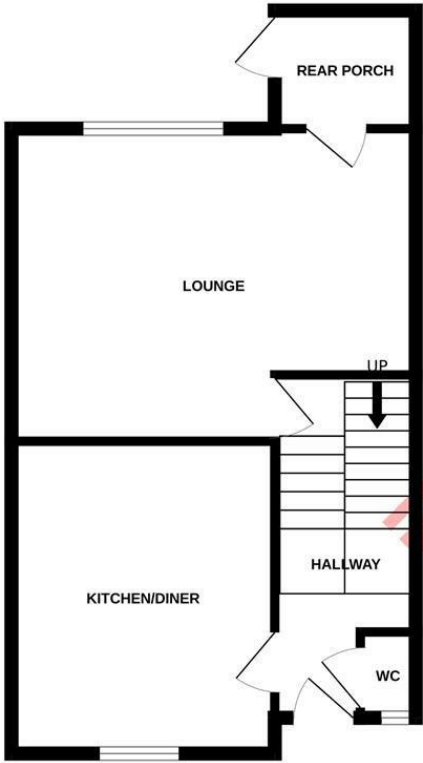
AGENTS NOTE

The vendor has advised that they pay £18.40 per month as a estate charge, this is maintain and look after the area.

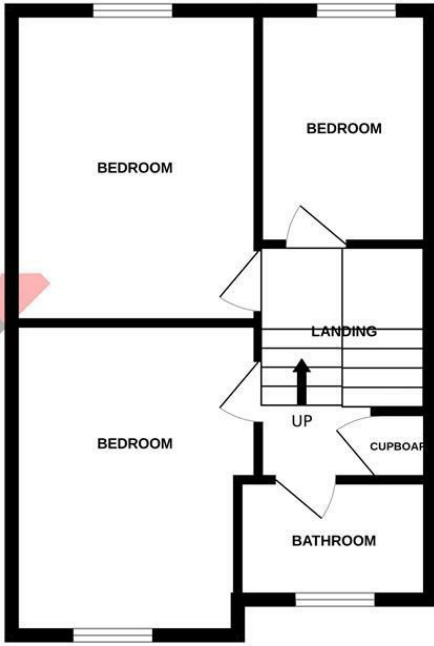
Council Tax Band: B



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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