



ESTATE AGENTS

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Offers In Excess Of £260,000

PCM Estate Agents are delighted to present to the market an opportunity to acquire this MODERN SEMI-DETACHED TWO BEDROOM HOUSE, positioned on this incredibly sought-after road within St Leonards, with OFF ROAD PARKING, gas fired central heating and double glazing.

Inside the property is well-presented with accommodation arranged over two floors comprising an entrance hall, lounge, KITCHEN-DINER, upstairs landing, TWO BEDROOMS and a bathroom. The REAR GARDEN is sympathetically terraced, offering ample outside space to enjoy, whilst to the front there is a driveway providing OFF ROAD PARKING.

Conveniently positioned within easy reach of popular schooling establishments and nearby amenities. Viewing comes highly recommended, please call the owners agents now to book your viewing.

DOUBLE GLAZED FRONT DOOR

Opening to:

ENTRANCE HALL

Wood laminate flooring, radiator, storage cupboard.

LOUNGE

12'8 x 12'8 (3.86m x 3.86m)

Stairs rising to upper floor accommodation, double radiator, television pint, wood laminate flooring, dual aspects with double glazed windows to side and front.

KITCHEN-DINING ROOM

12'7 max x 10'2 max (3.84m max x 3.10m max)

Continuation of the wood laminate flooring, wall mounted Worcester boiler, double glazed window to rear aspect with views onto the terraced garden, ample space for dining table, fitted with a matching range of eye and base level cupboards and drawers with worksurfaces over, inset drainer-sink unit with mixer tap, four ring electric hob with oven below and extractor over, space for American style fridge freezer, radiator, space and plumbing for washing machine.

FIRST FLOOR LANING

Loft hatch providing access to loft space, double glazed window to side aspect.

BEDROOM

13'3 max x 9'8 (4.04m max x 2.95m)

Radiator, dual aspect with double glazed windows to side and front aspects.

BEDROOM

10'6 x 6'4 (3.20m x 1.93m)

Measurement excludes door recess. Radiator, double glazed window to rear aspect with views onto the garden.

FAMILY BATHROOM

Panelled bath with chrome mixer tap and shower attachment, glass shower screen, vanity enclosed wash hand basin with chrome mixer tap, dual flush low level wc, part tiled walls, tiled flooring, storage cupboard, radiator, chrome ladder style heated towel rail, double glazed window with obscured glass to rear aspect.

OUTSIDE - FRONT

Lawned front garden with driveway to the side providing off road parking, fenced and walled boundaries, area of patio.

REAR GARDEN

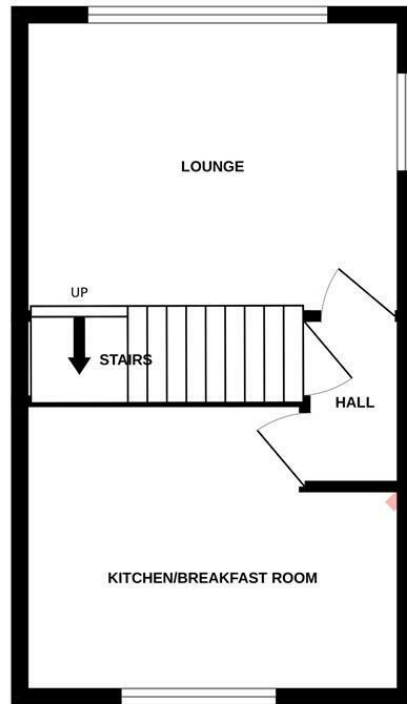
Sympathetically terraced and extending off the back and side of the property. There are four useable terraces with wooden balustrade for safety and retained by railway sleepers, area of patio providing ample space for entertaining, area of lawn and further area laid with patio slabs, fenced boundaries. There is a further section of garden which is currently fenced off and not used.

AGENT NOTE

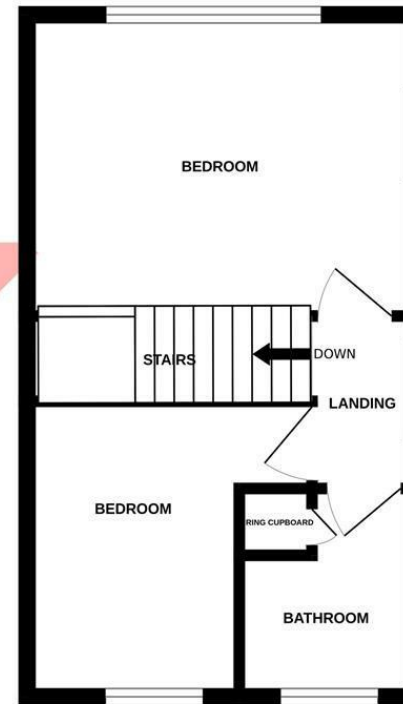
The vendor has advised us that they own an addition section of land to the side of the property which runs along the steps. This land is fenced off and not currently used, and is in need of cultivation. Highlighted in purple on the plan is all that is include in the sale.



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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