



ESTATE AGENTS

20, Swynford Drive, St. Leonards-On-Sea, TN38 9NQ

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Price £275,000

PCM Estate Agents welcome to the market this THREE BEDROOM END TERRACED HOUSE with CONSERVATORY and an ALLOCATED PARKING SPACE. Located towards the end of this sought-after and quiet cul-de-sac in St Leonards.

The property offers spacious accommodation throughout comprising an entrance hallway, 17ft living room, KITCHEN-DINER plus CONSERVATORY which provides access to the garden, first floor landing, THREE BEDROOMS, bathroom and a SEPARATE WC. Externally the property benefits from a PRIVATE AND ENCLOSED REAR GARDEN in addition to an ALLOCATED PARKING SPACE located close by.

Situated within easy reach of local schooling establishments and considered an IDEAL FAMILY HOME. Please call now to arrange your immediate viewing to avoid disappointment.

PRIVATE FRONT DOOR

Leading to:

ENTRANCE HALLWAY

Stairs rising to first floor accommodation, door to:

LOUNGE

17'1 x 10'10 (5.21m x 3.30m)

Double glazed window to front aspect, electric fireplace, radiator, door leading to:

KITCHEN-DINER

14' x 12' (4.27m x 3.66m)

Comprising a range of eye and base level units, breakfast bar, worksurfaces, four ring gas hob with extractor above and oven below, ceramic inset sink with mixer tap, double glazed window to rear aspect, dining area offering ample space for dining table and chairs, under stairs storage cupboard, radiator, double doors to:

CONSERVATORY

9'4 max x 6'8 max (2.84m max x 2.03m max)

Double glazed windows to rear and side aspects overlooking the garden, double glazed double doors to side aspect, radiator.

FIRST FLOOR LANDING

Airing cupboard, separate built in storage cupboard.

BEDROOM

14' x 9'4 (4.27m x 2.84m)

Two double glazed windows to front aspect, two radiators.

BEDROOM

10'7 x 7'9 (3.23m x 2.36m)

Double glazed window to front aspect, radiator.

BEDROOM

10'5 x 5'11 (3.18m x 1.80m)

Double glazed window to front aspect, radiator.

BATHROOM

Panelled bath with mixer tap and shower attachment, wash hand basin with storage below, radiator, double glazed obscured window to side aspect.

WC

Wash hand basin with tiled splashback and storage below, wc, radiator, double glazed obscured window to side aspect.

REAR GARDEN

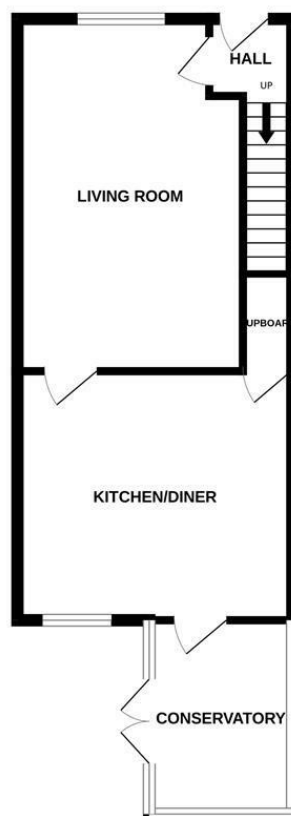
Private and enclosed, predominantly paved and provides ample space for seating, enclosed fenced boundaries, gate providing rear pedestrian access, side access to the front of the property and a large storage shed.

PARKING

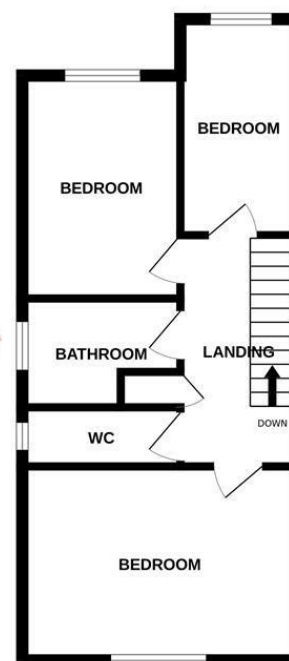
The property benefits from an allocated parking space located close by.



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		
(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	