



**8, Cliftonville Road, St. Leonards-On-Sea, TN38 8AG**

Web: [www.pcmestateagents.co.uk](http://www.pcmestateagents.co.uk)  
Tel: 01424 839111

**Offers In Excess Of £265,000**

An opportunity has arisen to acquire this well-presented TWO DOUBLE BEDROOM PERIOD HOUSE with SEA VIEWS, located on a sought-after and quiet road within easy reach of West St Leonards, St Leonards seafront and promenade. .

The property offers spacious accommodation throughout comprising a porch, entrance hallway, LOUNGE with FEATURE LOG BURNER, separate KITCHEN-DINER providing access to the rear garden, first floor landing, TWO DOUBLE BEDROOMS with the master enjoying SEA VIEWS to the front and a MODERN SHOWER ROOM. Externally the property benefits from a private and enclosed FAMILY FRIENDLY REAR GARDEN.

Located within walking distance of St Leonards seafront and within easy reach of central St Leonards, Ravenside Retail Park and Bexhill town centre.

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

#### **PRIVATE FRONT DOOR**

Leading to:

#### **ENTRANCE PORCH**

Double glazed window to front aspect, storage space for coats and shoes etc, door leading to:

#### **HALLWAY**

Spacious with stairs rising to the first floor accommodation, under stairs storage cupboard, further under stairs storage area, radiator.

#### **LOUNGE**

11'11 plus bay x 10'5 (3.63m plus bay x 3.18m)

Spacious light and airy room with feature log burner, storage cupboards built into recess, radiator, double glazed bay window to front aspect.

#### **KITCHEN-DINER**

16'2 max x 11'8 max (4.93m max x 3.56m max )

Comprising a range of eye and base level units with worksurfaces over, space for gas cooker with extractor above, one & ½ bowl ceramic inset sink with mixer tap, under cabinet space for slimline dishwasher, space and plumbing

for washing machine, dining area offering ample space for dining table and chairs, space for American style fridge freezer, radiator, part glazed door leading out to the garden, double glazed window to rear overlooking the garden.

#### **FIRST FLOOR LANDING**

Loft hatch.

#### **BEDROOM**

13'10 x 11'10 (4.22m x 3.61m)

Two double glazed windows to front aspect enjoying sea views, two built in wardrobes, radiator.

#### **BEDROOM**

11'8 x 10'3 (3.56m x 3.12m)

Built in wardrobe, double glazed window to rear aspect, radiator.

#### **SHOWER ROOM**

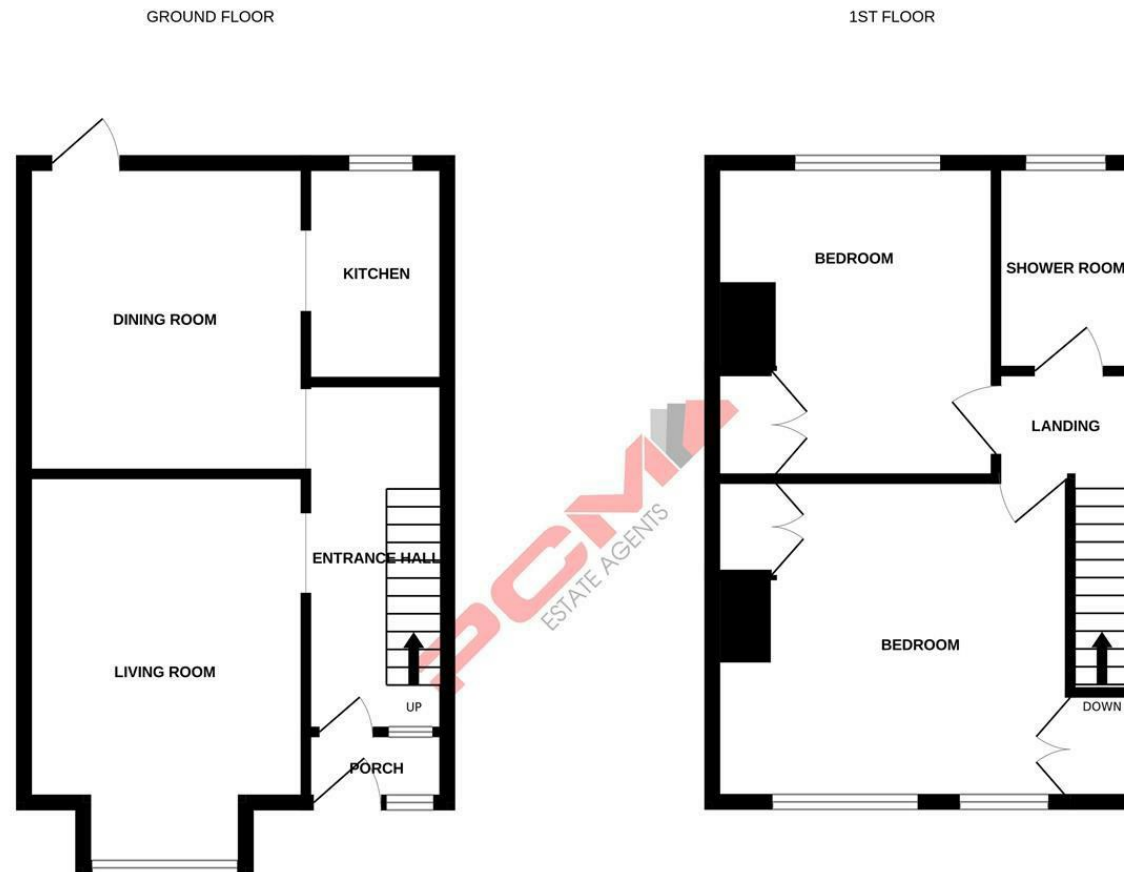
Walk in double shower, dual flush wc, wash hand basin with storage below, chrome ladder style radiator, double glazed obscured window to rear aspect.

#### **REAR GARDEN**

Private and enclosed, decked area abutting the property and providing ample space for seating and entertaining, main area of garden being laid to lawn with a range of mature shrubs, plants and trees.







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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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		
<b>England &amp; Wales</b>	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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	