



79, Kenilworth Road, St. Leonards-On-Sea, TN38 0JG

Web: www.pcmestateagents.co.uk
Tel: 01424 839111

Guide Price £300,000

*** GUIDE PRICE £300,000 TO £325,000 ***

PCM Estate Agents are delighted to present to the market an opportunity to secure this CHAIN FREE TERRACED THREE BEDROOM HOUSE. Conveniently positioned in central St Leonards on a sought-after road, just a short stroll from a vast range of amenities including shops, eateries, coffee shops, bars and restaurants, as well as Warrior Square railway station with its convenient links to London.

The property offers modern comforts including gas fired central heating, double glazing and a GARAGE located in a block nearby. Accommodation is arranged over two floors and comprises an entrance hall, DUAL ASPECT LOUNGE-DINER, DOWNSTAIRS WC, upstairs landing, THREE GOOD SIZED BEDROOMS, two of which having built in double wardrobes, and a main family bathroom. Whilst the property would benefit from some modernisation it still presents well to the market and allows the eventual buyer to add their own personality. To the rear of the property there is an ENCLOSED PRIVATE GARDEN offering ample outside space to eat al-fresco or entertain.

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, doors to:

DOWNSTAIRS WC

Low level wc, pedestal wash hand basin with tiled splashbacks, continuation of the wood laminate flooring, coving to ceiling, radiator, double glazed pattern glass window to front aspect.

DUAL ASPECT LOUNGE-DINING ROOM

26'2 max x 11'1 narrowing to 8'8 (7.98m max x 3.38m narrowing to 2.64m)

Wood laminate flooring, two radiators, telephone and television points, serving hatch through to kitchen, double glazed window to front aspect, double glazed sliding patio door to rear providing access and outlook onto the garden, open plan to:

INNER HALL

Stairs rising to upper floor accommodation, continuation of the wood laminate flooring, under stairs recessed area, under stairs storage cupboard, door to:

KITCHEN

9'3 x 9' (2.82m x 2.74m)

Wall mounted boiler, radiator, part tiled walls, serving hatch through to dining room, 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, space for tall fridge freezer, space and plumbing for washing machine, double glazed window and door to rear aspect having views and access onto the garden.

FIRST FLOOR LANDING

Loft hatch providing access to loft space, over stairs storage cupboard offering lots of storage space, doors to:

BEDROOM

13'3 x 10'9 (4.04m x 3.28m)

Coving to ceiling, radiator, built in wardrobe, double glazed window to rear aspect.

BEDROOM

10'9 x 10'3 (3.28m x 3.12m)

Coving to ceiling, radiator, built in wardrobe, double glazed window to front aspect.

BEDROOM

9'1 x 7'4 (2.77m x 2.24m)

Coving to ceiling, radiator, double glazed window to rear aspect.

BATHROOM

Panelled bath with mixer tap and shower attachment, dual flush low level wc, vanity enclosed wash hand basin, part tiled walls, coving to ceiling, extractor fan for ventilation, radiator, double glazed obscured glass window to front aspect.

REAR GARDEN

Private and enclosed, arranged over two levels and accessible via the kitchen and also the lounge-dining room. Area laid with artificial lawn, steps up to the main section of garden being well-planted with a variety of mature plants and shrubs, rear gated access.

OUTSIDE - FRONT

Low-maintenance patio garden, walled boundaries.

GARAGE

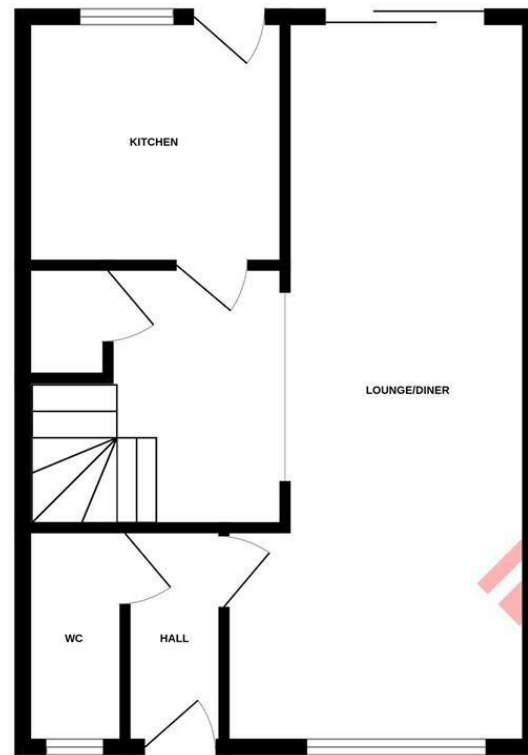
18'8 x 8'8 (5.69m x 2.64m)

Located in a block nearby with up and over door, partially divided with a partition wall which could be easily removed.

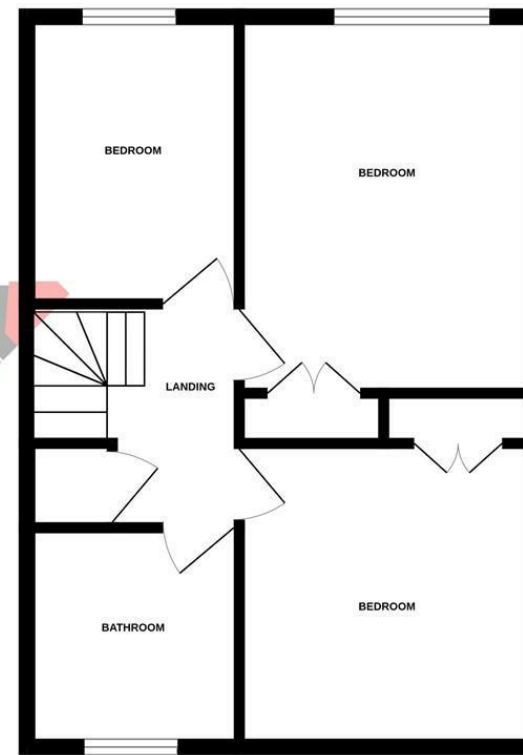
Council Tax Band: C



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.
Made with Metropix ©2025

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	

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.