



ESTATE AGENTS

8, Regency Gardens, St. Leonards-on-sea, TN38 0UD

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Tel: 01424 839111

Price £425,000

PCM Estate Agents are delighted to present to market an opportunity to acquire this RARELY AVAILABLE DOUBLE FRONTED DETACHED FOUR BEDROOM FAMILY HOME, offered to the market CHAIN FREE and IN NEED OF MODERNISATION. The property benefits from having OFF ROAD PARKING, GARAGE and an ENCLOSED PRIVATE REAR GARDEN.

Located in one of St Leonards most sought-after cul-de-sac' within easy reach of amenities and popular schooling establishments within the area. The property is IN NEED OF MODERNISATION and there is gas fired central heating and double glazing.

Accommodation is arranged over two floors and comprises a spacious entrance hall, DUAL ASPECT LIVNG ROOM, separate DINING ROOM, kitchen and a ground floor bathroom, whilst to the first floor the galleried landing provides access to TWO LARGE DOUBLE BEDROOMS, both being front facing and having access to BALCONIES, there are a further TWO BEDROOMS located at the rear having lovely views over St Leonards and a bathroom. The property also has a CELLAR that runs beneath the house which has a plumbing and a toilet and a LANDSCAPED GARDEN in need of some cultivation. The property faces

If you are seeking an opportunity to purchase a DETACHED FAMILY HOME in a SUPERB LOCATION, please call the owners agents now to book your viewing.

FRONT DOOR

Leading to:

ENTRANCE HALL

Stairs rising to upper floor accommodation.

LOUNGE

24'3 into bay x 12'10 max (7.39m into bay x 3.91m max)

Double glazed bow window to front aspect, double glazed window to rear aspect.

DINING ROOM

16'6 into bay x 10'3 (5.03m into bay x 3.12m)

KITCHEN

11'6 x 10'3 (3.51m x 3.12m)

Double glazed window to rear aspect, double glazed door to side.

BATHROOM

Double glazed window to rear aspect.

FIRST FLOOR LANDING

Double glazed window to front aspect.

BEDROOM

15'1 x 12'5 (4.60m x 3.78m)

Double glazed window to front aspect, double glazed French doors to balcony.

BEDROOM

15' x 10' (4.57m x 3.05m)

Double glazed window, double glazed French doors to front aspect leading to balcony.

BEDROOM

10'5 x 9'7 (3.18m x 2.92m)

Double glazed windows to rear aspect having far reaching views.

BEDROOM

10'2 x 9'9 (3.10m x 2.97m)

Built in wardrobes, radiator, double glazed window to rear aspect with far reaching views.

BATHROOM

Double glazed window to rear aspect with far reaching views.

BASEMENT

External access from the garden.

GARAGE

OUTSIDE - FRONT

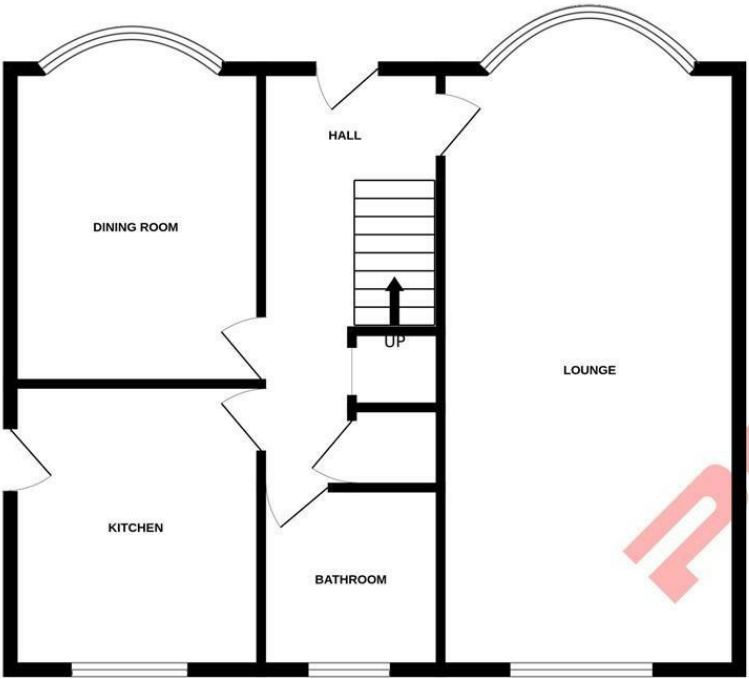
Driveway to the front, enclosed terraced landscaped garden.

OUTSIDE - REAR GARDEN

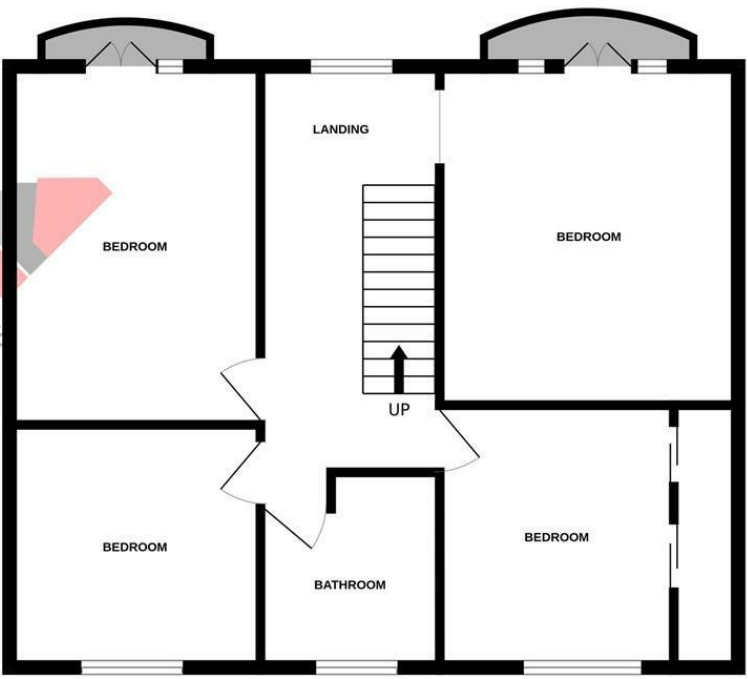
In Need of some cultivation, landscaped with wood shed, direct access to Basement, side access to garage and access to workshop/storage on the back of the garage.



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		