

36, The Slides, St. Leonards-On-Sea, TN38 9LE

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Price £215,000

PCM Estate Agents present to the market this CHAIN FREE TERRACED THREE BEDROOM HOUSE, conveniently positioned in a sought-after region of St Leonards.

Accommodation is arranged over two floors comprising an entrance hall, DUAL ASPECT LOUNGE, kitchen, RECEPTION/ STUDY/ UTILITY, first floor landing, THREE BEDROOMS, bathroom and a SEPERATE WC. The property has gas central heating, double glazing and a an ENCLOSED REAR GARDEN.

This home is IN NEED OF SOME IMPROVEMENT and MODERNISATION, but offers a perfect opportunity for the eventual buyer to add their own personality and improve the property.

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

DOUBLE GLAZED FRONT DOOR

Opening into:

ENTRANCE HALL

Stairs rising to upper floor accommodation, radiator, wall mounted thermostat control for gas fired central heating, sliding door to:

LOUNGE-DINING ROOM

17'6 max x 11'2 (5.33m max x 3.40m)

Dual aspect with double glazed windows to front and rear elevations, two radiators, fireplace, television point, wood laminate flooring, picture rail.

KITCHEN

13'8 x 9'9 (4.17m x 2.97m)

Measurement excludes door recess. Under stairs storage cupboard, door to additional reception area, radiator and a wall mounted boiler. Fitted with a matching range of eye and base level cupboards and drawers with worksurfaces over, matching upstands, electric hob with oven below and cooker hood over, inset drainer-sink unit with mixer tap, space and plumbing for washing machine, space for tall fridge freezer, double glazed window and doors to rear aspect having views and access onto the garden.

RECEPTION/ UTILITY/ STUDY

7'3 x 7'2 (2.21m x 2.18m)

Double glazed window to front aspect.

FIRST FLOOR LANDING

Radiator, airing cupboard, doors to:

BEDROOM

12'1 x 10'3 (3.68m x 3.12m)

Radiator, double glazed window to front aspect.

BEDROOM

10'7 x 9' (3.23m x 2.74m)

Radiator, double glazed window to front aspect.

BEDROOM

9'3 max x 8'4 (2.82m max x 2.54m)

Radiator, double glazed window to rear aspect.

BATHROOM

Bath with mixer tap and shower attachment, pedestal wash hand basin, radiator, part tiled walls, double glazed pattern glass window to rear aspect.

SEPARATE WC

Low level wc, part tiled walls, double glazed pattern glass window to rear aspect.

OUTSIDE - FRONT

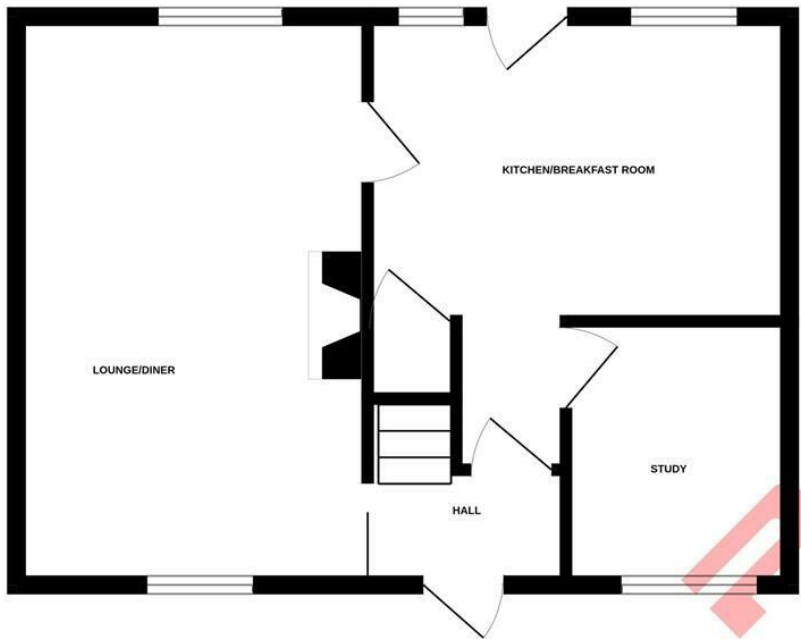
Enclosed front garden with path to front door.

REAR GARDEN

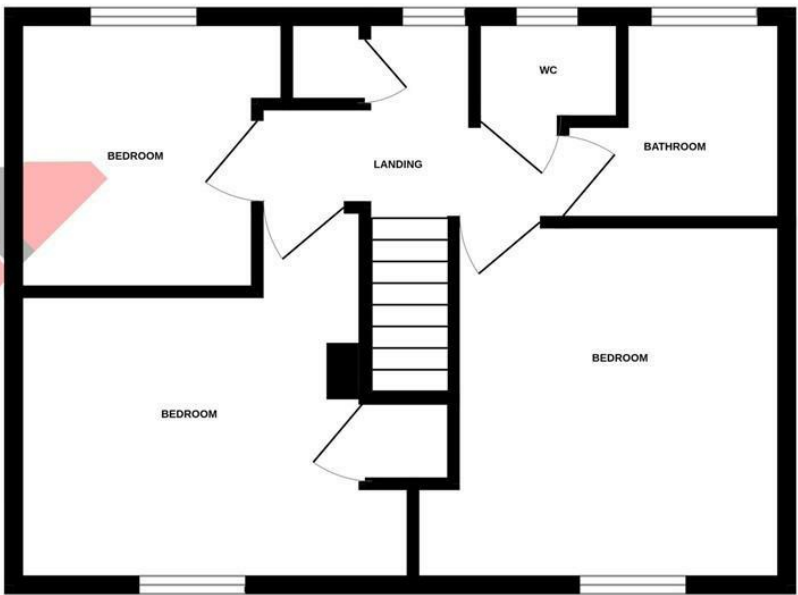
In need of some cultivation with a stone patio abutting the property, area of lawn, decked patio, raised pond, fenced boundaries.



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		