







PCM
ESTATE AGENTS

75a, Willingdon Avenue, St. Leonards-On-Sea, TN38 9HE

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

Offers In Excess Of £200,000

PCM Estate Agents welcome to the market CHAIN FREE this MODERN SEMI-DETACHED TWO BEDROOM FAMILY HOME with gas central heating, double glazing, OFF ROAD PARKING and an ENCLOSED REAR GARDEN.

Accommodation comprises an entrance hall, kitchen, LOUNGE-DINING ROOM, DOWNSTAIRS WC, first floor landing, TWO BEDROOMS and a family bathroom. Externally the property benefits from the aforementioned OFF ROAD PARKING and a PRIVATE REAR GARDEN with decked area leading to an area of lawn.

The property was built approximately nine years ago and is conveniently situated within St Leonards, close to a number of popular schooling establishments and nearby local amenities.

Viewing comes highly recommend, please contact the owners agents now to book your viewing and avoid disappointment.

UPVC DOUBLE GLAZED FRONT DOOR
Opening to:

ENTRANCE HALL
Double glazed obscured glass window to front aspect, coconut matting, opening to:

KITCHEN
11'3 x 7'9 (3.43m x 2.36m)
Fitted with a matching range of eye and base level cupboards and drawers with worksurfaces over and tiled splashbacks, four ring gas hob with oven below and fitted cooker hood over, wall mounted cupboard concealed Ideal boiler, inset drainer-sink unit with mixer tap, space and plumbing for washing machine, space for tall fridge freezer, wood laminate flooring, radiator, inset down lights, double glazed window to front aspect.

LOUNGE-DINER
17'2 x 11'9 (5.23m x 3.58m)
Continuation of the wood laminate flooring, inset recessed down lights, wall mounted thermostat control for gas fired central heating, television and telephone points, radiator, under stairs storage space, double glazed windows and French doors to rear aspect with views and access onto the garden.

DOWNSTAIRS WC
Dual flush low level wc, wash hand basin with mixer tap, extractor for ventilation, inset recessed down lights.

FIRST FLOOR LANDING
Loft hatch, radiator, doors to:

BEDROOM
11'3 x 7'3 (3.43m x 2.21m)
Radiator, double glazed window to front aspect.

BEDROOM
11'5 x 8'1 (3.48m x 2.46m)
Radiator, double glazed window to rear aspect with views onto the garden.

BATHROOM
Panelled bath with shower over, glass shower screen, low level wc, pedestal wash hand basin with mixer tap and tiled splashbacks, heated towel rail, extractor for ventilation, inset down lights, double glazed obscured glass window to side aspect.

OUTSIDE - FRONT
Driveway providing off road parking.

REAR GARDEN
Family friendly with a decked area abutting the property with a few steps down to an area of lawn.

Council Tax Band: B



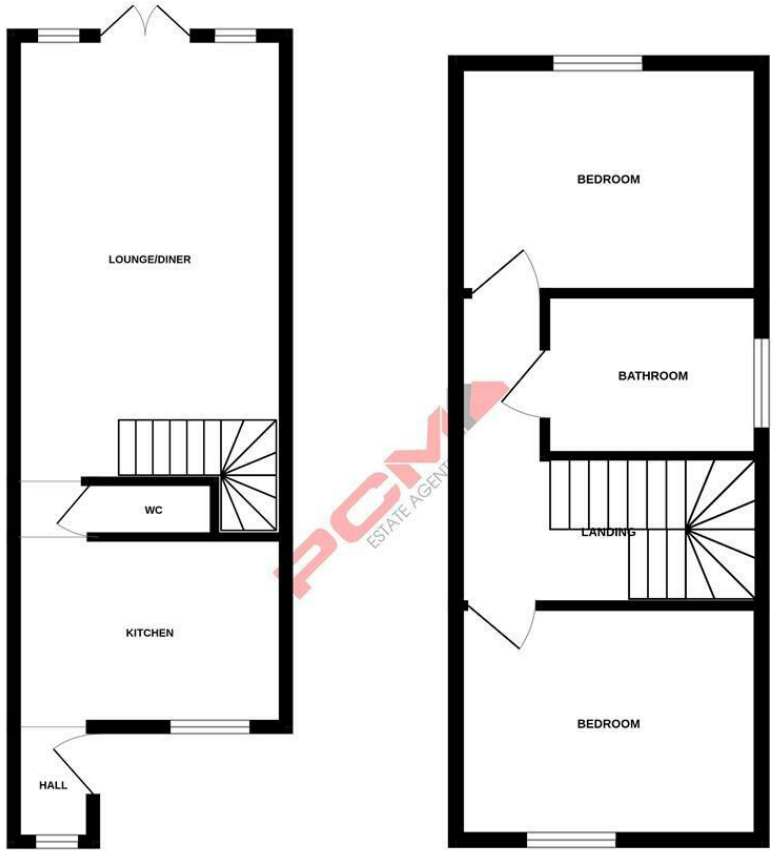




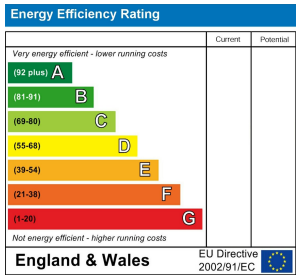


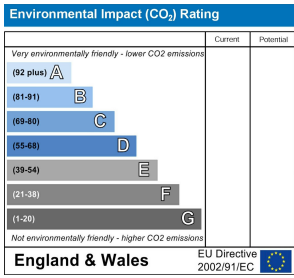
GROUND FLOOR

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 ©2026





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.