



PCMA
ESTATE AGENTS
DISCREET MARKETING

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., Dane Road, St. Leonards-On-Sea, TN38 0QW

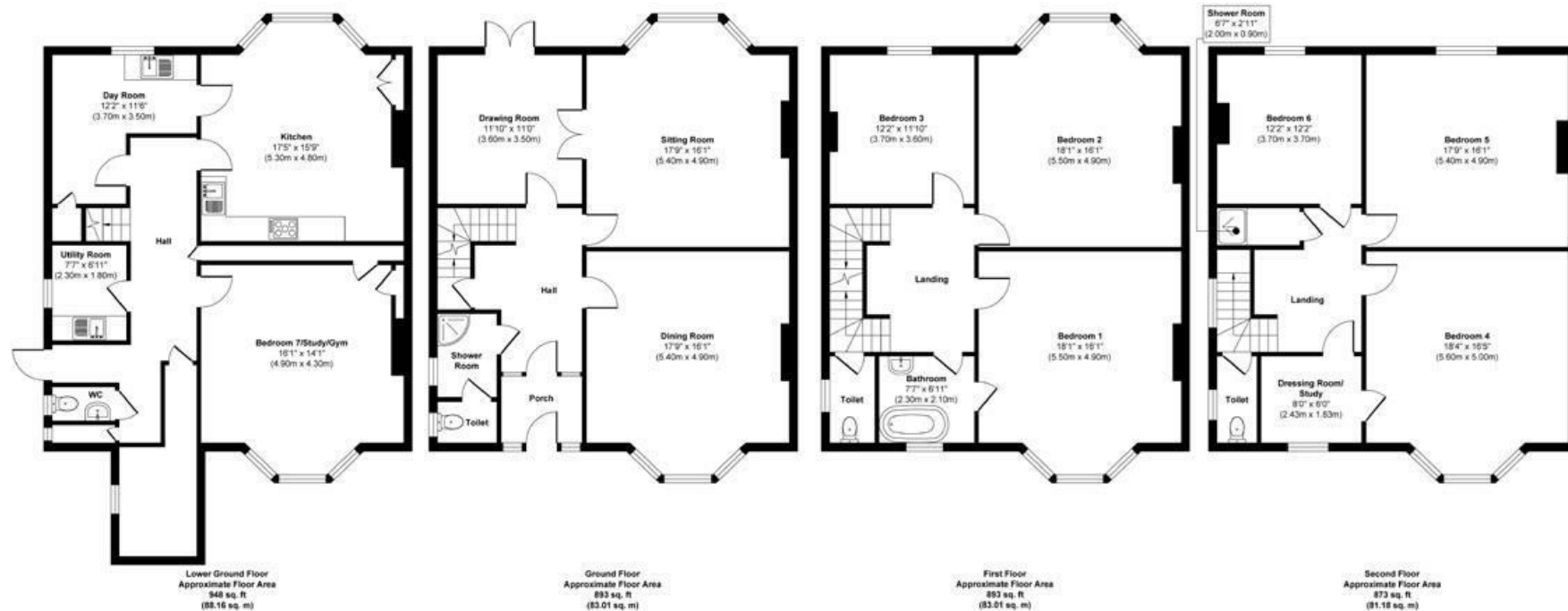
**Web: www.pcmestateagents.co.uk
Tel: 01424 839111** **Guide Price £1,350,000**

*** DISCREET LISTING ***

A SPLENDID VICTORIAN SEMI-DETACHED RESIDENCE, ideally situated in this prestigious Burton St Leonard's location.

Please contact PCM Estate Agents for further information.

Council Tax Band: E



Approx. Gross Internal Floor Area 3607 sq. ft / 335.36 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.
Produced by Elements Property

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	
57	76
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