



ESTATE AGENTS

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Offers In Excess Of £450,000

PCM Estate Agents welcome to the market this incredibly spacious and EXTENDED FOUR/FIVE BEDROOM SEMI-DETACHED FAMILY HOME. The property occupies a GOOD SIZED PLOT with a LARGE FRONT GARDEN providing OFF ROAD PARKING for multiple vehicles, and also having a DETACHED SINGLE GARAGE. To the back of the house is an EXPANSIVE FAMILY FRIENDLY GARDEN with a decked patio abutting the property, opening up onto a good sized section of lawn.

Positioned on this incredibly sought-after road within St Leonards, conveniently positioned within easy reach of amenities such as shops, bus routes and popular schooling establishments.

The property offers well-appointed accommodation arranged over two floors comprising a welcoming vestibule, a spacious entrance hall, 16ft living room, KITCHEN-BREAKFAST ROOM, separate UTILITY ROOM, STUDY/ OPTIONAL GROUND FLOOR FIFTH BEDROOM and a DOWNSTAIRS CLOAKROOM. Upstairs, a FEATURE GALLERIED LANDING provides access to the MASTER BEDROOM which is DUAL ASPECT with a walk-through DRESSING ROOM AREA leading onto a lovely EN-SUITE SHOWER ROOM, in addition there are THREE FURTHER BEDROOMS and a main family bathroom.

This home offers adaptable, spacious and well-appointed family accommodation in a convenient location within St Leonards, and viewing comes highly recommended. Please call the owners agents now to book your appointment.

DOUBLE GLAZED FRONT DOOR

Leading to:

VESTIBULE

6'6 x 5'7 (1.98m x 1.70m)

Tiled flooring, coving to ceiling, down lights, dado rail, offering a practical space to take off coats and shoes, further wooden partially glazed door opening to:

ENTRANCE HALL

Cornicing, radiator, down lights, tiled flooring, stairs rising to upper floor accommodation, doors to:

LIVING ROOM

16' x 11'9 (4.88m x 3.58m)

Feature fireplace within inset electric fire, double radiator, television point, coving to ceiling, ceiling rose, double glazed window to front aspect with views onto the front garden.

DINING ROOM

16'6 x 9'4 narrowing to 8'7 (5.03m x 2.84m narrowing to 2.62m)

Measurement excludes recess for the under stairs storage cupboard, radiator, coving to ceiling, bar area, double glazed window and door to rear aspect.

KITCHEN-BREAKFAST ROOM

17'3 x 13'6 (5.26m x 4.11m)

Modern and fitted with a matching range of eye and base level cupboards and drawers with soft close hinges and complimentary worksurfaces over and matching upstands, Range style seven ring gas cooker with double oven, grill and plate warmer, fitted cooker hood, inset resin one & ½ bowl drainer-sink unit with mixer tap, integrated dishwasher, space for tall fridge freezer, tiled flooring, double radiator, ample space for breakfast/ dining table, double radiator, double glazed window and French doors to rear aspect with views and access onto the garden.

UTILITY

13'4 x 5'9 (4.06m x 1.75m)

Continuation of the tiled flooring, coving to ceiling, radiator, extractor fan for ventilation, fitted with a range of base level cupboards and drawers with worksurfaces over, wall mounted cupboards, inset sink, space and plumbing for washing machine and tumble dryer, space for further appliances, tiled splashbacks, radiator, double glazed window to side, double glazed door to rear opening to the rear garden.

STUDY

12'4 x 7'4 (3.76m x 2.24m)

Double radiator, coving to ceiling, double glazed window to front aspect.

DOWNSTAIRS WC

6'8 x 4'6 (2.03m x 1.37m)

Tiled flooring, coving to ceiling, dual flush low level wc, pedestal wash hand basin with tiled splashbacks, radiator, extractor for ventilation, double glazed pattern glass window to side aspect.

GALLERIED LANDING

15'9 max x 9' max (4.80m max x 2.74m max)

Loft hatch, cornicing, dado rail, built in storage cupboards, radiator, doors to:

MASTER BEDROOM

13'7 x 13'2 (4.14m x 4.01m)

Double radiator, coving to ceiling, ceiling rose, dual aspect with double glazed windows to side and rear aspects, archway through to:

DRESSING ROOM

With fitted wardrobes, down lights, door to:

EN-SUITE

Walk-in shower with rain style shower head and hand-held shower attachment, wall mounted wash hand basin, concealed cistern dual flush low level wc, tiled walls, tiled flooring, heated towel rail coving to ceiling, down lights, double glazed pattern glass window to rear aspect.

BEDROOM

13'8 x 12'4 (4.17m x 3.76m)

Coving to ceiling, double radiator, double glazed window to side and front aspects.

BEDROOM

8'9 x 8'9 (2.67m x 2.67m)

Radiator, coving to ceiling, double glazed window to front aspect.

BEDROOM

8'9 x 7'7 (2.67m x 2.31m)

Currently utilised as a dressing room with fitted wardrobes, radiator, coving to ceiling, double glazed window to front aspect.

FAMILY BATHROOM

Panelled bath with mixer tap and shower over, glass shower screen, concealed cistern dual flush low level wc, vanity enclosed wash hand basin with mixer tap, heated towel rail, tiled walls, coving to ceiling, double glazed pattern glass window to rear aspect.

OUTSIDE - FRONT

Large front garden being mainly laid to lawn, driveway providing off road parking for multiple vehicles, fenced front boundary with wooden double opening gates, allowing for privacy and security from the road.

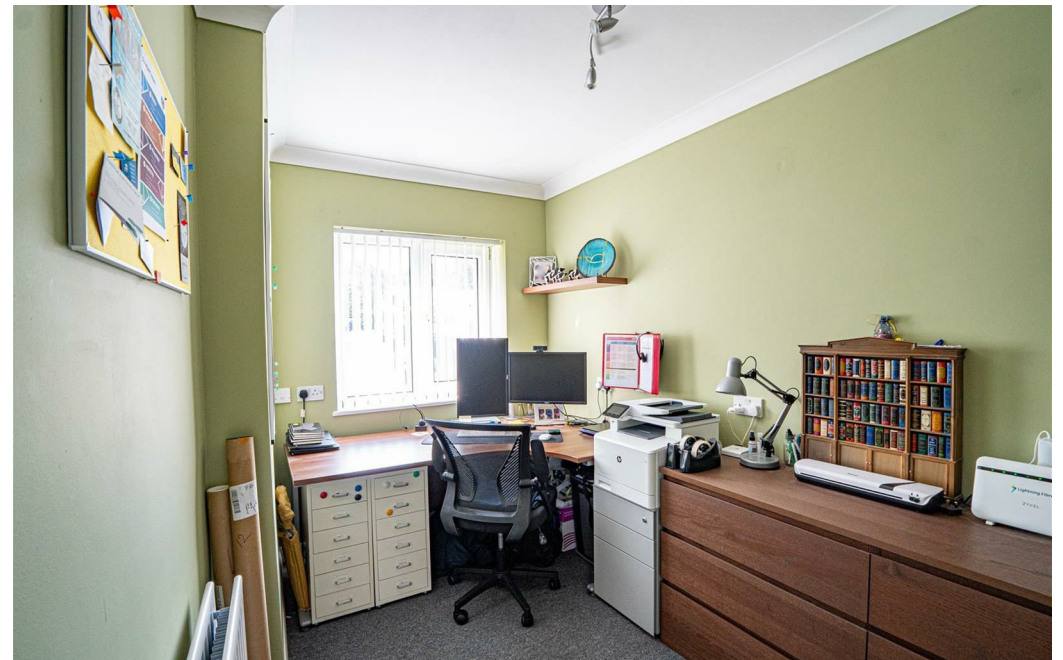
REAR GARDEN

Decked patio abutting the property, opening up onto a large area of lawn, fenced boundaries, established plants, shrubs and trees.

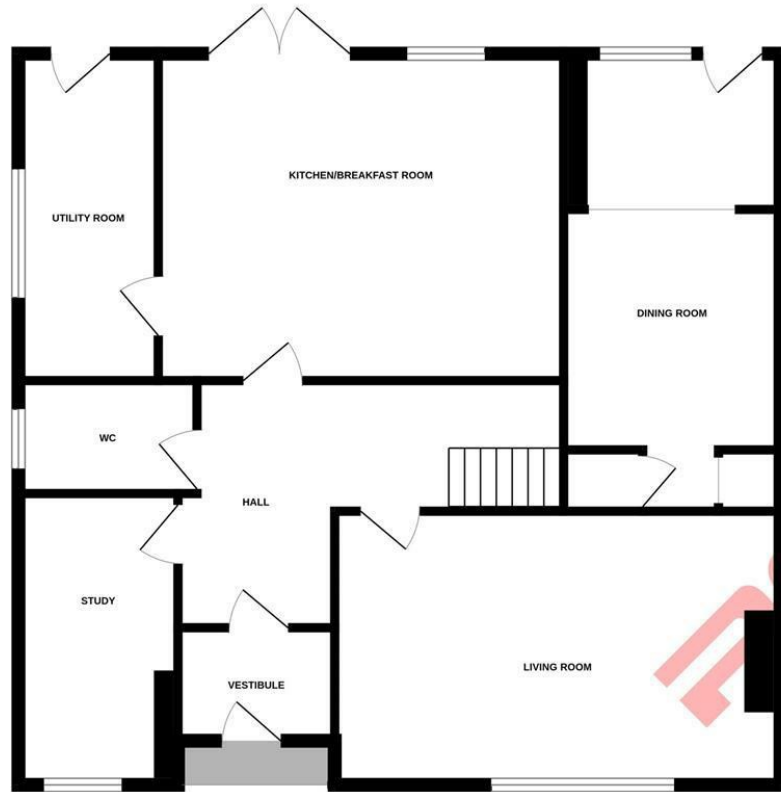
Council Tax Band: D



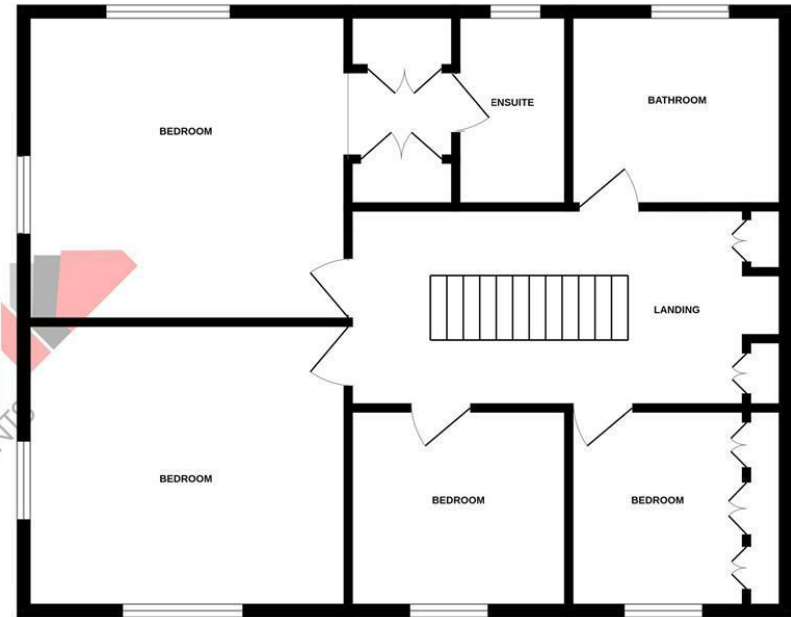




GROUND FLOOR



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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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.