



ESTATE AGENTS

35, Welton Rise, St. Leonards-On-Sea, TN37 7RP

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Price £400,000

PCM are delighted to welcome to the market this well-presented FOUR/ FIVE BEDROOM END OF TERRACED MODERN TOWNHOUSE, set in a highly desirable area of St. Leonards. Conveniently located near local shops, the Conquest Hospital, and transport links, this home is arranged over three floors and offers a flexible layout.

The ground floor features a spacious entrance hall, a cloakroom with WC, a large UTILITY ROOM, and a VERSATILE RECEPTION SPACE, perfect as a guest room, home office, or independent living area. On the first floor, a LOUNGE-DINING ROOM with garden access, a MODERN KITCHEN-BREAKFAST ROOM and an additional bedroom. Upstairs, the second floor offers a peaceful MASTER BEDROOM with EN-SUITE and fitted wardrobes, plus TWO FURTHER BEDROOMS and a family bathroom. With gas central heating, double glazing, and OFF ROAD PARKING.

The LANDSCAPED GARDEN at the rear is easy to maintain and perfect for relaxing outdoors. We highly recommend booking a viewing to fully appreciate all it has to offer.

DOUBLE GLAZED FRONT DOOR

With window to the side, opening to:

ENTRANCE HALL

Stairs rising to the first floor accommodation, wood laminate flooring, double radiator, under stairs storage cupboard, doors to:

RECEPTION/ OPTIONAL BEDROOM

30' x 9'2 (9.14m x 2.79m)

Continuation of the wood laminate flooring, radiator, coving to ceiling, double glazed window to front aspect.

UTILITY

12'9 x 8'7 (3.89m x 2.62m)

Wood effect flooring, space for American style fridge freezer, radiator, coving to ceiling, extractor for ventilation, fitted with a matching range of eye and base level cupboards and drawers. worksurfaces and tiled splashbacks, inset drainer-sink unit with mixer tap, space and plumbing for washing machine, space for further appliances.

DOWNSTAIRS WC

Dual flush low level wc, radiator, pedestal wash hand basin with tiled splashbacks, wood effect tiled flooring, coving to ceiling, down lights, double glazed obscured glass window to front aspect.

FIRST FLOOR LANDING

Double glazed window to side aspect, coving to ceiling, radiator, stairs rising to the second floor, wood laminate flooring, doors opening to:

KITCHEN-BREAKFAST ROOM

17'4 x 10'2 (5.28m x 3.10m)

Fitted with a matching range of eye and base level cupboards and drawers with worksurfaces over, inset sink, four ring gas hob with oven below and cooker hood over, space and plumbing for dishwasher, space for tall fridge freezer, radiator, tiled flooring, ample space for breakfast table, coving to ceiling, down lights, double glazed window to front aspect.

LOUNGE-DINER

19' x 13'6 (5.79m x 4.11m)

Wood laminate flooring, radiator, television point, coving to ceiling, double glazed window to rear aspect, double glazed French doors to rear aspect with access onto the garden.

BEDROOM

8'8 x 7'5 (2.64m x 2.26m)

Wood laminate flooring, radiator, coving to ceiling, double glazed window to front aspect.

SECOND FLOOR LANDING

Double glazed window to side aspect, coving to ceiling, loft hatch, built in storage, radiator, wood laminate flooring, doors to:

BEDROOM

17'5 max x 11'3 max (5.31m max x 3.43m max)

Two built in wardrobes with mirrored sliding doors, wood laminate flooring, radiator, coving to ceiling, two double glazed windows to rear aspect with views onto the garden.

EN-SUITE

Modern suite comprising a corner walk-in shower with rain style shower head and hand-held shower attachment, concealed cistern dual flush low level wc, vanity enclosed wash hand basin with mixer tap, heated towel rail, down lights, coving to ceiling.

BEDROOM

13'6 x 8'7 (4.11m x 2.62m)

Wood laminate flooring, coving to ceiling, radiator, double glazed window to front aspect.

BEDROOM

10'3 x 10'3 narrowing to 6'9 (3.12m x 3.12m narrowing to 2.06m)

Built in cupboard/ wardrobe, radiator, coving to ceiling, double glazed window to front aspect.

BATHROOM

P shaped panelled bath with mixer tap and shower over, rain style shower head and hand-held shower attachment, concealed cistern dual flush low level wc, vanity enclosed wash hand basin with mixer tap and ample storage set beneath, heated towel rail, coving to ceiling, down lights, aquaborded walls.

OUTSIDE - FRONT

Off road parking for two vehicles.

REAR GARDEN

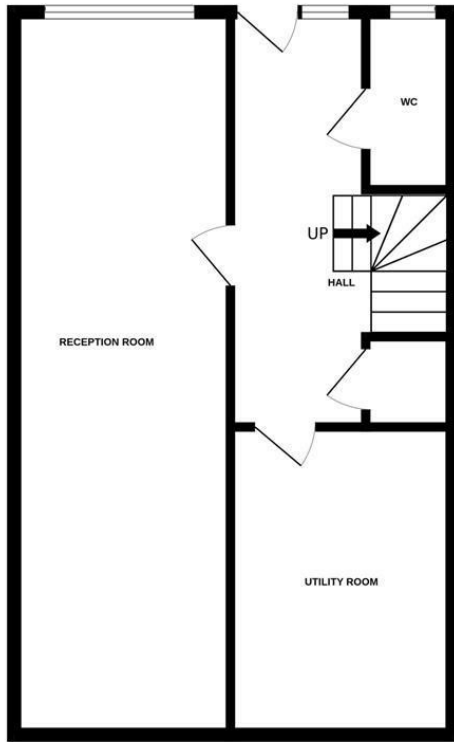
Landscaped and terraced with a good -size patio abutting the property, offering ample space to eat al-fresco and entertain, side access to the front, steps up to two further levels being landscaped and planted with established planted shrubs and flowerbeds, retained by railway sleepers.



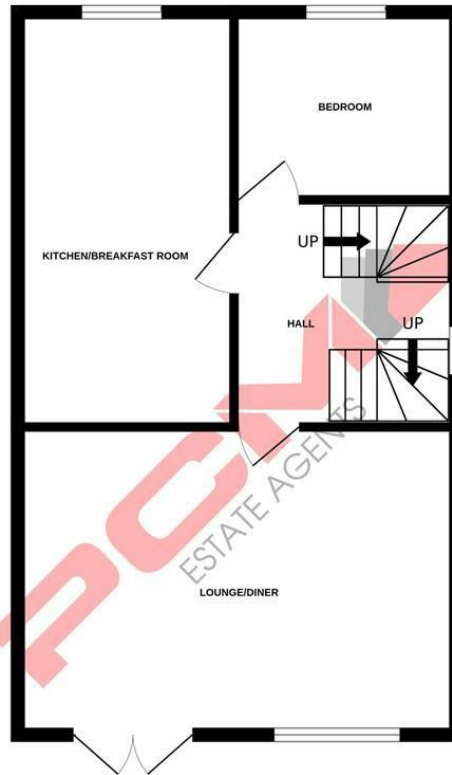




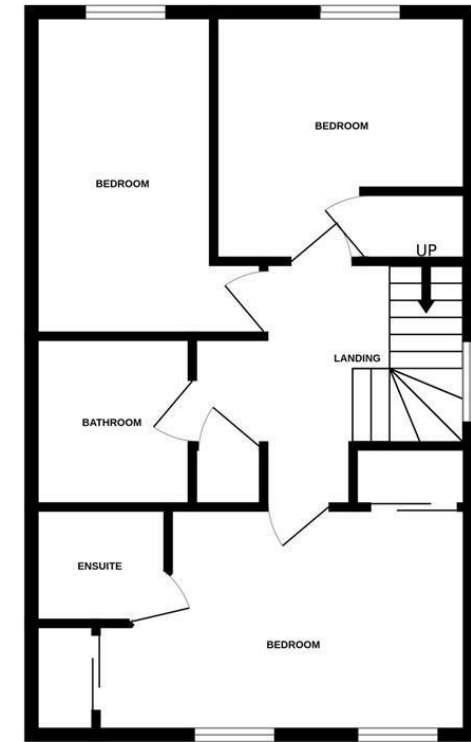
GROUND FLOOR



1ST FLOOR



2ND 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.