



ESTATE AGENTS

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**Price £185,000**



PCM Estate Agents present to the market CHAIN FREE this MID TERRACED THREE BEDROOM HOUSE with double glazed windows and gas central heating. The property is IN NEED OF MODERNISATION throughout.

Inside, the property is arranged over two floors comprising an entrance hall, DOWNSTAIRS WC, lounge, KITCHEN-DINER, upstairs landing, THREE BEDROOMS and a bathroom. Externally the property benefits from a PRIVATE REAR GARDEN that is in need of cultivation.

Positioned on this sought-after region of St Leonards, close to amenities and popular schooling establishments.

Viewing comes highly recommended, please call the owners agents now to book your appointment.

### **WOODEN PRIVATE FRONT DOOR**

With glass insert, opening to:

### **HALLWAY**

16'2 max x 5'9 max (4.93m max x 1.75m max )

Laminate flooring, radiator, consumer unit, under stairs storage area, coving to ceiling.

### **DOWNSTAIRS WC**

5'3 x 2'6 (1.60m x 0.76m)

Tiled flooring, wc, wash basin with tiled splashback, small frosted double glazed window with coving surround.

### **KITCHEN-DINER**

18'1 max x 9'8 max (5.51m max x 2.95m max )

Vinyl flooring, space and plumbing for washing machine, fridge freezer, eye and base level cupboards, part tiled surround, wall mounted boiler, radiator, double glazed window to front aspect.

### **LOUNGE**

16' x 11'3 (4.88m x 3.43m)

Coving surround, radiator, large double glazed French doors providing access to the rear garden.

### **FIRST FLOOR LANDING**

Loft hatch, storage cupboards.

### **BEDROOM**

13'1 x 9'8 max (3.99m x 2.95m max )

Radiator, built in wardrobes, coving surround, double glazed window to rear aspect.

### **BEDROOM**

9'3 x 7'4 (2.82m x 2.24m)

Radiator, coving surround, double glazed window to rear aspect.

### **BEDROOM**

12' x 9'5 (3.66m x 2.87m )

Radiator, built in wardrobes, coving surround, double glazed window to front aspect.

### **BATHROOM**

6'3 x 6'3 (1.91m x 1.91m)

Bath with shower attachment, part tiled surround, wash hand basin, wc, radiator, vinyl flooring, coving surround, frosted double glazed window to front aspect.

### **REAR GARDEN**

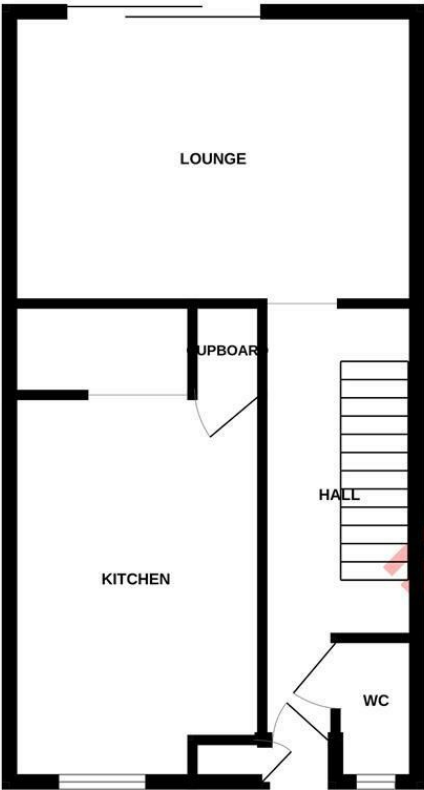
Enjoying a sunny aspect with an area of concrete, shed, steps down to a lawned area.

### **OUTSIDE - FRONT**

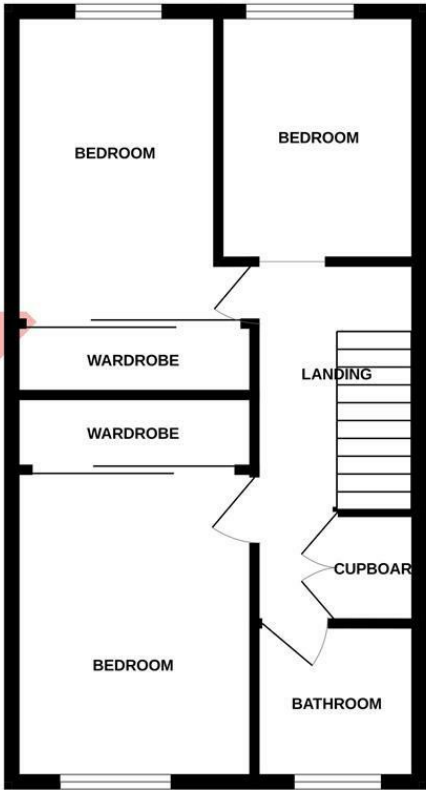
Paved area, area of lawn, external storage cupboard.



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		88
(81-91) B		
(69-80) C	76	
(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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC