



ESTATE AGENTS

21, Warren Close, St. Leonards-On-Sea, TN38 8DT

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Offers In Excess Of £245,000

PCM Estate Agents offer to the market CHAIN FREE an opportunity to acquire this END OF TERRACED THREE BEDROOM HOUSE with OFF ROAD PARKING, double glazing, gas central heating and an ENCLOSED PRIVATE REAR GARDEN. Positioned on a sought-after road within St Leonards with a PLEASANT OUTLOOK off the back onto an area of woodland.

Inside the property offers accommodation arranged over two floors comprising an entrance hall, DOWNSTAIRS WC, lounge, KITCHEN-DINER with access and views onto the garden, upstairs landing, THREE BEDROOMS and a bathroom. The property does present well to the market, however is IN NEED OF MODERNISATION, offering the eventual buyer the perfect opportunity to put their personality into the home and add value.

Situated within easy reach of popular schooling establishments and nearby amenities. Viewing comes highly recommended, please call the owners agents now to book your viewing.

DOUBLE GLAZED FRONT DOOR

Opening to:

ENTRANCE HALL

Wall mounted consumer unit for the electrics, radiator, doors to:

DOWNSTAIRS WC

Low level wc, wash hand basin, tiled walls, double glazed window to front aspect.

LIVING ROOM

17' x 11'8 (5.18m x 3.56m)

Stairs rising to upper floor accommodation, under stairs storage cupboard, coving to ceiling, radiator, television point, door to:

KITCHEN-DINER

15'9 x 9'6 (4.80m x 2.90m)

Fitted with a matching range of eye and base level cupboards and drawers with worksurfaces over, four ring gas hob with oven below and extractor over, inset drainer-sink unit with mixer tap, wall mounted boiler, space and plumbing for washing machine, space for further under counter appliance, space for tall fridge freezer, radiator, tiled flooring, radiator, extractor for ventilation, double

glazed window and sliding patio doors to rear aspect allowing for a pleasant outlook and access onto the garden.

FIRST FLOOR LANDING

Loft hatch, coving to ceiling, large cupboard, doors to:

BEDROOM

11'9 x 9'6 (3.58m x 2.90m)

Radiator, double glazed window to front aspect.

BEDROOM

9'5 x 9'4 (2.87m x 2.84m)

Coving to ceiling, radiator, double glazed window to rear aspect with views onto the garden and beyond to an area of woodland.

BEDROOM

14' narrowing to 7'5 x 7' narrowing to 3'6 (4.27m narrowing to 2.26m x 2.13m narrowing to 1.07m)

Built in wardrobes, radiator, coving to ceiling, double glazed window to front aspect.

BATHROOM

Pedestal wash hand basin, low level wc, panelled bath with mixer tap and shower attachment, heated towel rail, part tiled walls, extractor for ventilation, double glazed pattern glass window to rear aspect.

OUTSIDE - FRONT

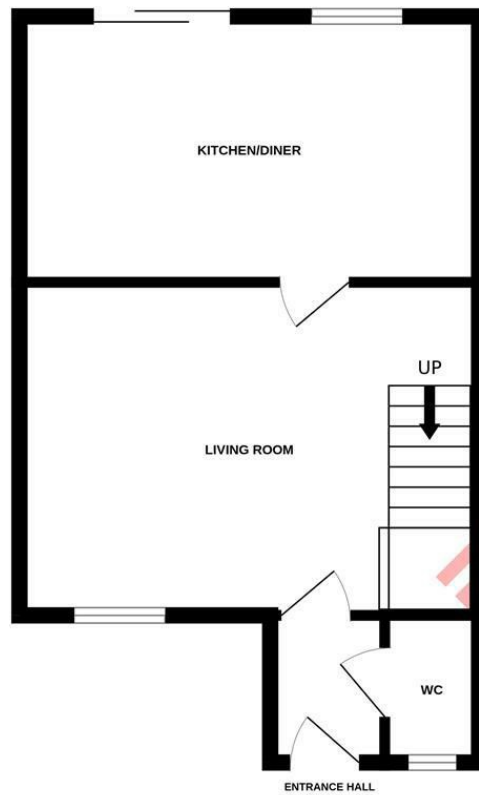
Lawned front garden, pathway to front door, off road parking for one vehicle.

REAR GARDEN

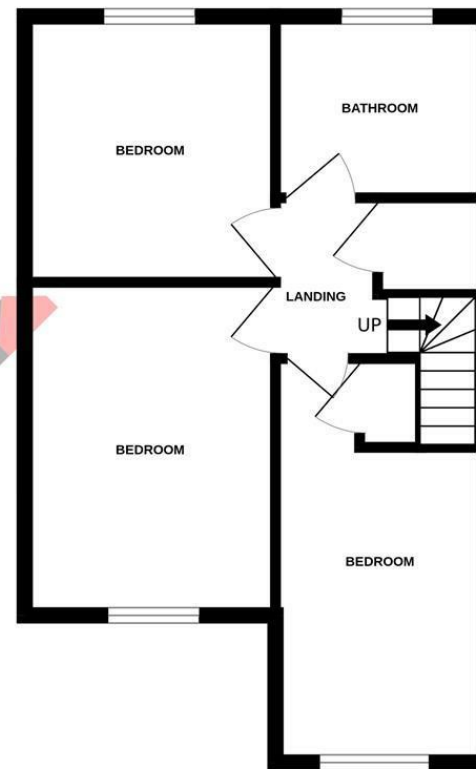
Accessed via the kitchen with a few steps down to a concrete patio, opening up onto a section of lawn, wrapping around the side elevation, gated side access to front, outside water tap, fenced boundaries and a pleasant outlook.



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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