



ESTATE AGENTS

11, Aldborough Road, St. Leonards-On-Sea, TN37 6SE

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Price £335,000

PCM Welcome to the market an exciting opportunity to acquire this THREE STOREY, FOUR BEDROOM VICTORIAN TERRACED HOUSE, quietly set on a sought-after road in St. Leonard's, just moments from Alexandra Park and the vibrant Bohemia Quarter with its wide range of amenities. Offered to the market CHAIN FREE.

The property offers accommodation across three floors. The lower level includes a WELCOMING LOUNGE, a kitchen and direct access to the garden. Upstairs, there are TWO BEDROOMS on the ground floor and TWO FURTHER BEDROOMS, plus a bathroom on the first floor. A delightful LEVEL FAMILY FRIENDLY GARDEN completes the outside space. Whilst the home would benefit from some modernisation, it presents clear scope to add value and make it your own.

Please contact the owners agent now to book your viewing and avoid disappointment.

DOUBLE GLAZED FRONT DOOR

Opening to:

ENTRANCE HALL

Stairs to upper and lower floor accommodation, dado rail, double glazed window to rear aspect, coving to ceiling,

BEDROOM/ RECEPTION ROOM

15'5 into bay x 11'6 (4.70m into bay x 3.51m)

Fireplace, wood flooring, coving to ceiling, double glazed bay window to front aspect.

BEDROOM/ RECEPTION ROOM

12'4 x 10'2 (3.76m x 3.10m)

Radiator, coving to ceiling, double glazed window to rear aspect having views over the garden.

LOWER FLOOR HALL

Wood flooring, radiator, under stairs recessed area, storage cupboard, doors to:

KITCHEN

19'6 x 10'2 (5.94m x 3.10m)

Fitted with a matching range of eye and base level cupboards and drawers, worksurfaces, space for range style cooker, circular sink with mixer tap, space

and plumbing for washing machine, space for tall fridge freezer, integrated dishwasher, coving to ceiling, tiled flooring, part tiled walls, radiator, ceiling lantern, double glazed French doors to rear aspect with views and access to the garden.

INNER HALL

Radiator door to front, door to lobby, large opening to:

LIVING ROOM

14'7 x 11'4 (4.45m x 3.45m)

Radiator, wood flooring, double glazed bay window to front aspect.

SHOWER ROOM

Shower cubicle, vanity unit with inset wash basin, low level wc, part tiled walls, double glazed obscured window to rear aspect.

LOBBY

Storage cupboard, double glazed door to the front lower courtyard, with steps rising to street level.

FIRST FLOOR LANDING

Half-landing with double glazed window to rear aspect, loft hatch, radiator, built in cupboard, coving to ceiling, doors to:

BEDROOM

12'11 x 10'7 (3.94m x 3.23m)

Fireplace, coving to ceiling, dado rail, radiator, wash hand basin with tiled splashbacks, two double glazed windows to front aspect.

BEDROOM

12'5 x 10' (3.78m x 3.05m)

Coving to ceiling, dado rail, radiator, double glazed window to rear aspect with views onto the garden.

BATHROOM

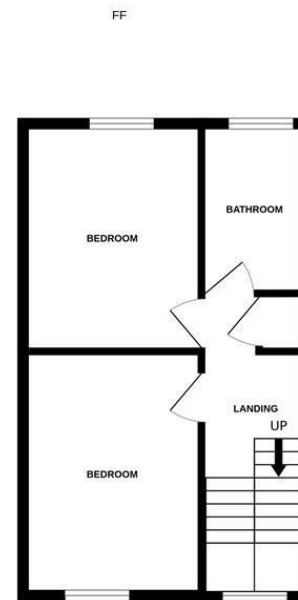
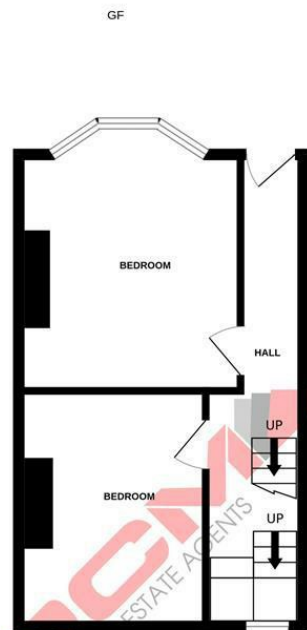
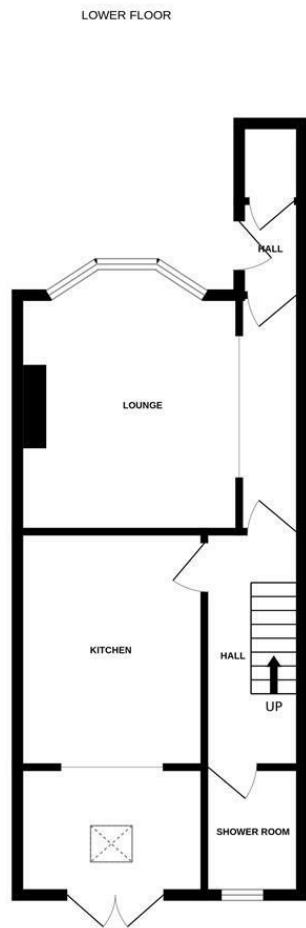
Panelled bath with mixer tap and shower over bath, glass shower screen, pedestal wash hand basin, low level wc, tiled walls, extractor for ventilation, coving to ceiling, double glazed window to front aspect.

REAR GARDEN

Mainly laid to lawn with a patio area and fenced boundaries, offering a pleasant outdoor space ideal for al fresco dining or for families with children to play.

Council Tax Band: B





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		
(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		