



ESTATE AGENTS

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**Price £245,000**

PCM Estate Agents offer to the market CHAIN FREE, an opportunity to acquire this END OF TERRACED THREE BEDROOM HOUSE, positioned in this sought-after region of St Leonards, offering modern comforts including gas fired central heating, double glazing and an ENCLOSED GARDEN.

The well-proportioned accommodation is arranged over two floors comprising a welcoming entrance hall, lounge, KITCHEN-DINER, DOWNSTAIRS WC, first floor landing, THREE DOUBLE BEDROOMS and a SHOWER ROOM.

Situated within easy reach of popular schooling establishments and nearby amenities. Viewing is essential to fully appreciate the accommodation on offer. Please call the owners agents now to book your appointment.

#### **CANOPIED PORCH**

With storage and wooden partially glazed front door opening to:

#### **ENTRANCE HALL**

Radiator, stairs rising to upper floor accommodation, wood laminate flooring, doors to:

#### **LOUNGE**

16' max x 14'9 (4.88m max x 4.50m )

Double radiator, coving to ceiling, television point, double glazed sliding patio door providing access to the rear garden.

#### **KITCHEN-DINER**

14'4 max x 9'5 (4.37m max x 2.87m )

Fitted with a matching range of eye and base level cupboards and drawers with worksurfaces over, space for cooker with fitted cooker hood over, inset stainless steel sink unit with mixer tap, space and plumbing for washing machine, space for fridge freezer, wall mounted boiler, tiled flooring, part tiled walls, double radiator, ample space for dining table, coving to ceiling, double glazed window to front aspect.

#### **DOWNSTAIRS WC**

Low level wc, wash hand basin with tiled splashbacks, double glazed window with pattern glass to front aspect.

#### **FIRST FLOOR LANDING**

Airing cupboard, storage cupboard with hanging rail, doors to:

#### **BEDROOM**

15'5 x 8'4 (4.70m x 2.54m)

Radiator, wood flooring, coving to ceiling, double glazed window to rear aspect.

#### **BEDROOM**

14'5 x 9'7 (4.39m x 2.92m )

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

#### **BEDROOM**

9'4 x 7'7 (2.84m x 2.31m)

Coving to ceiling, radiator, double glazed window to rear aspect.

#### **SHOWER ROOM**

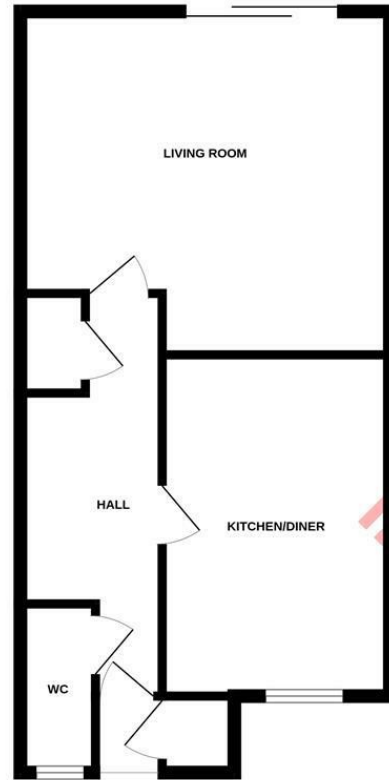
Wet room style with tiled walls, non-slip flooring, shower, pedestal wash hand basin, low level wc, extractor for ventilation, down lights, double glazed window to front aspect with pattern glass for privacy.

#### **REAR GARDEN**

Stone patio abutting the property, electric sun canopy, area of lawn and a few steps down to a further area of patio. The garden is well-established with mature plants and shrubs, there are wall and fenced boundaries and an external storage space.



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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	