



12, Tower Road, St. Leonards-On-Sea, TN37 6JE

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Offers In Excess Of £290,000

PCM Estate Agents offer to the market an exciting opportunity to acquire this CHAIN FREE FOUR STOREY TOWN HOUSE offering adaptable accommodation equating to approximately 2755 square feet and located on this popular St Leonards road within easy reach of Warrior Square mainline train station with its convenient links to London, the Bohemia Quarter and central St Leonards with its vast range of amenities.

The property is currently arranged as a FOUR BEDROOM, with the ability to be converted into two maisonettes or it could remain as its current four storey house.

Currently the lower ground floor and ground floor are not being utilised as habitable accommodation and are the areas in need of the most work, the upper two floors are currently being lived in. The basement has four good size rooms, the ground floor has three rooms, the first floor offering a lounge, separate dining room, kitchen and bathroom and the second floor comprising a master bedroom with en suite and two further bedrooms.

The property also has an ENCLOSED GARDEN and viewing comes highly recommended for those seeking an INVESTMENT OPPORTUNITY FOR POSSIBLE HOME AND INCOME. Please call now to arrange your viewing.

BASEMENT ROOM ONE

22'5 x 10'10 (6.83m x 3.30m)

BASEMENT ROOM TWO

10'3 x 9'3 (3.12m x 2.82m)

BASEMENT ROOM THREE

9'11 x 6'4 (3.02m x 1.93m)

BASEMENT ROOM - POTENTIAL KITCHEN

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

GROUND FLOOR ROOM ONE

24'6 x 11'4 (7.47m x 3.45m)

GROUND FLOOR ROOM TWO

17'4 x 15'10 (5.28m x 4.83m)

GROUND FLOOR ROOM THREE

1'2 x 7'9 (0.36m x 2.36m)

FIRST FLOOR LOUNGE

17'7 x 13'6 (5.36m x 4.11m)

FIRST FLOOR DINING ROOM

11'10 x 10'6 (3.61m x 3.20m)

FIRST FLOOR KITCHEN

17'8 x 10'11 (5.38m x 3.33m)

FIRST FLOOR BATHROOM

7' x 5'5 (2.13m x 1.65m)

SECOND FLOOR BEDROOM

17'8 x 13'5 (5.38m x 4.09m)

SECOND FLOOR BEDROOM

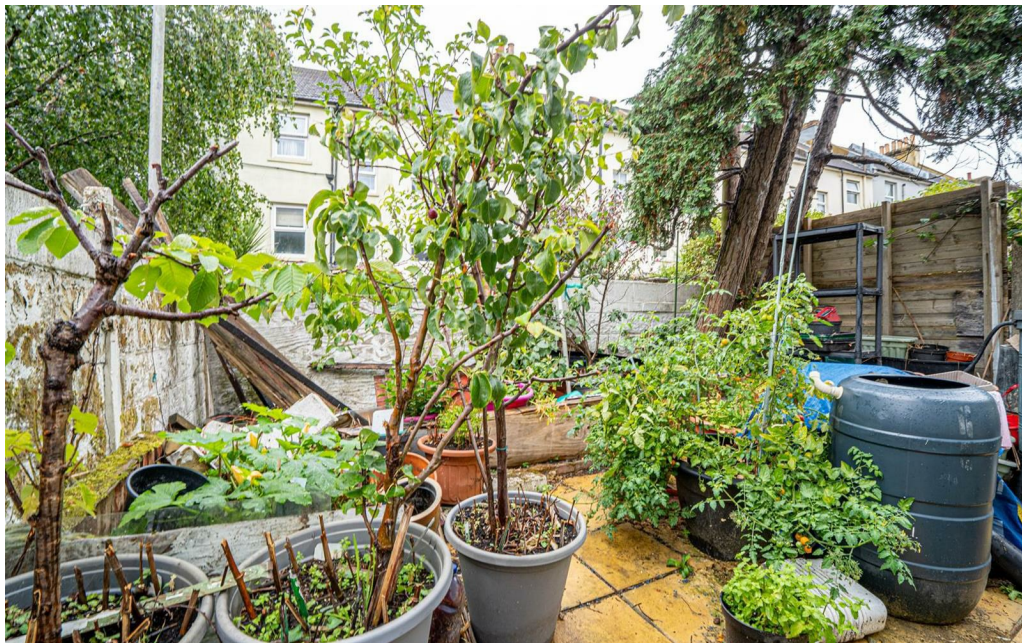
10'10 x 10'4 (3.30m x 3.15m)

SECOND FLOOR BEDROOM

23'66 x 11'3 (7.01m x 3.43m)

SECOND FLOOR EN SUITE

8' x 4'8 (2.44m x 1.42m)





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	