



ESTATE AGENTS

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**Offers In Excess Of £600,000**



PCM Estate Agents are delighted to present to the market this SUBSTANTIAL and IMPRESSIVE SEVEN BEDROOM SEMI-DETACHED EDWARDIAN HOME with a WEALTH OF ORIGINAL FEATURES. Positioned in this highly sought-after area of St Leonards, close to the Bohemia Quarter. As well as SEVEN GENEROUS SIZED BEDROOMS, this property benefits from a WALLED REAR GARDEN, TWO LARGE RECEPTION ROOMS and a basement. Offered to the market CHAIN FREE.

Accommodation comprises an entrance hallway, DINING ROOM, kitchen with access to a SHOWER ROOM/ WC, 17ft BAY FRONTED LOUNGE and a GROUND FLOOR BEDROOM. To the first floor, the property boasts FOUR BEDROOMS, a bathroom with bath and shower as well as a SEPARATE WC, whilst to the second floor there are TWO FURTHER BEDROOMS. The property has a WEALTH OF PERIOD FEATURES including FIREPLACES, HIGH SKIRTING, PANELLING and DECORATIVE FIREPLACES. Externally the property benefits from a walled private rear garden with patio area and mature trees.

Located just a short walk to St Leonards Warrior Square station, within easy access to the beach and central St Leonards that hosts a variety of cafe's and local amenities, as well as being within reach of local schools.

Call now to avoid missing out on this SUBSTANTIAL SEMI-DETACHED FAMILY HOME.

#### **PRIVATE FRONT DOOR**

Located at the side of the property, wooden door with frosted glass leading to:

#### **ENTRANCE LOBBY**

5'11 x 4'8 (1.80m x 1.42m)

Decorative door with stained glass leading to:

#### **HALLWAY**

19'6 x 5'11 max (5.94m x 1.80m max)

Decorative cornicing, radiator with cover, access to basement.

#### **DINING ROOM**

18'4 into bay x 12'5 max (5.59m into bay x 3.78m max )

Double glazed bay window to rear aspect overlooking the garden, double radiator, high skirting boards, decorative cornicing, picture rail, door to:

#### **KITCHEN**

22'6 max x 10'10 max (6.86m max x 3.30m max )

Vinyl flooring, radiator, part tiled splashbacks, eye and base level cupboards, space for double cooker, space for fridge and fridge freezer, space and plumbing for washing machine, space for tumble dryer, space for breakfast bar/ table and chairs, roof light, double glazed window to rear overlooking the garden and wooden door to side aspect leading to a patio area, door to:

#### **SHOWER ROOM/ WC**

12'6 x 2'11 (3.81m x 0.89m)

Vinyl flooring, enclosed shower with tiled surround, stylish sink with wooden cabinet surround, wc, radiator, double glazed frosted window to rear aspect, roof light.

#### **LOUNGE**

17' into bay x 12'6 max (5.18m into bay x 3.81m max )

Wood burner with marble surround, decorative cornicing, double radiator, large double glazed window overlooking the front aspect.

#### **BEDROOM**

12' x 10'5 (3.66m x 3.18m)

Two double glazed windows to front aspect, radiator, decorative fireplace with wooden surround and tiled inset.

#### **FIRST FLOOR LANDING**

Spacious with radiator, cornicing and providing access to:

#### **BEDROOM**

12'11 x 9'9 (3.94m x 2.97m)

Double glazed window to front aspect, radiator, decorative fireplace, two built in wardrobes either side of chimney breast.

**BEDROOM**

17'5 max x 12'11 max (5.31m max x 3.94m max )

Panelled ceilings, cornicing, picture rail, feature fireplace with wooden surround and tiled inset, radiator, two double glazed windows to front aspect.

**BEDROOM**

15'8 into bay x 13'2 max (4.78m into bay x 4.01m max )

Wooden floorboards, panelled ceiling, feature fireplace with wooden surround and tiled insert, radiator, double glazed bay window to rear aspect overlooking the garden with a lovely green outlook.

**BEDROOM**

10'8 max x 8'11 max (3.25m max x 2.72m max )

Wall mounted boiler, radiator, decorative fireplace with wooden surround and iron insert, double glazed window to rear aspect overlooking the garden and having a lovely green outlook.

**BATHROOM**

7'10 x 5'9 (2.39m x 1.75m)

Bath with shower over, separate shower cubicle, wash hand basin, vinyl flooring, part tiled walls, radiator, frosted double glazed window to side aspect.

**SEPARATE WC**

5'9 x 2'11 (1.75m x 0.89m)

WC, vinyl flooring, part tiled walls, double glazed frosted window to side aspect.

**SECOND FLOOR LANDING**

Providing access to:

**BEDROOM**

13'1 max x 11'11 max (3.99m max x 3.63m max )

Two built in wardrobes, picture rail, radiator, feature fireplace with decorative surround, double glazed window to side aspect.

**BEDROOM**

10'10 max x 9'3 max (3.30m max x 2.82m max )

Velux window, vinyl flooring, panelled wall, double radiator, loft hatch to loft space, double glazed window to front aspect.

**REAR GARDEN**

Large patio area with steps leading down to a large enclosed walled area of garden with mature trees.

**OUTSIDE - FRONT**

Small area of garden, paving, shrubs and trees.

Council Tax Band: D





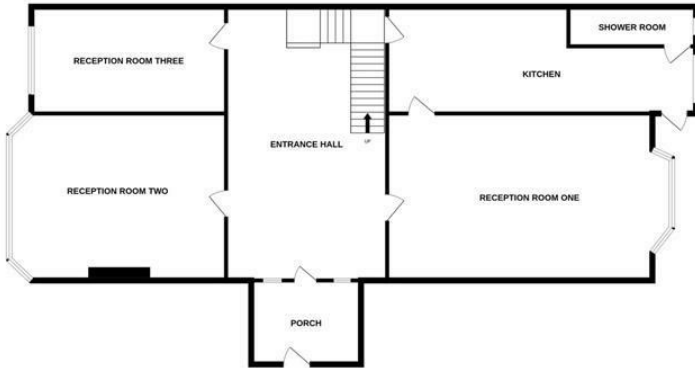




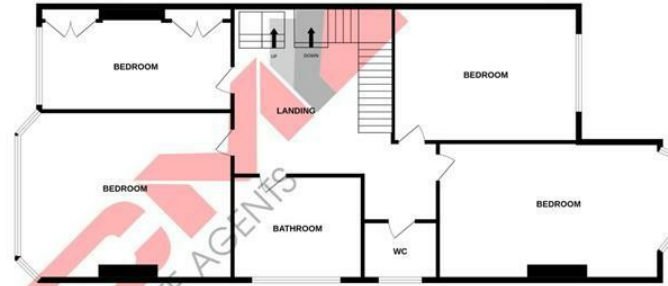




GROUND FLOOR



1ST FLOOR



2ND 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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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	

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