



ESTATE AGENTS

**362, Bexhill Road, St. Leonards-On-Sea, TN38 8AS**

Web: [www.pcmestateagents.co.uk](http://www.pcmestateagents.co.uk)  
Tel: 01424 839111

**Price £275,000**

PCM Estate Agents are delighted to present to the market an opportunity to acquire this 1930's THREE BEDROOM OLDER STYLE HOUSE with OFF ROAD PARKING to the rear, IN NEED OF MODERNISATION throughout. Offered to the market CHAIN FREE.

Accommodation comprises a welcoming entrance hall, GOOD SIZED BAY FRONTED LOUNGE, separate DINING ROOM with double doors onto the CONSERVATORY, kitchen, DOWNSTAIRS WC, first floor landing, THREE BEDROOMS, two of which are good sized doubles, and a family bathroom. Externally the property benefits from a LARGE AND MAINLY LEVEL REAR GARDEN which is IN NEED OF CULTIVATION, with access to a LEAN TO/ WORKSHOP with gated access to an area of OFF ROAD PARKING. To the front of the property there is an area that could be utilised for off road parking, subject to the necessary consents to lower the kerb.

To fully appreciate this FAMILY HOME, please contact the owners agents now to avoid disappointment.

#### **PRIVATE FRONT DOOR**

Opening to:

#### **ENTRANCE HALL**

Stairs rising to the first floor landing, under stairs storage cupboard housing gas & electric consumer units and electric meter, frosted double glazed window to front aspect, further door to:

#### **HALLWAY**

Doors opening to:

#### **LOUNGE**

13'8 into bay x 11'4 (4.17m into bay x 3.45m)

Picture rail, ceiling rose, feature fireplace with tiled surround and hearth, radiator, double glazed bay window to front aspect.

#### **DINING ROOM**

11'9 x 11'4 (3.58m x 3.45m)

Picture rail, ceiling rose, fireplace with tiled surround, radiator, double glazed double doors opening to conservatory.

#### **KITCHEN**

13'1 max narrowing to 10'5 x 7'9 (3.99m max narrowing to 3.18m x 2.36m)

Comprises base level units, space for gas cooker, space for fridge freezer, space and plumbing for washing machine, inset sink with instant hot water tap, wall mounted gas boiler, radiator, single glazed window to side aspect, double glazed window to rear aspect, door opening to:

#### **CONSERVATORY**

18'3 x 11'2 (5.56m x 3.40m)

Corrugated roof, double glazed windows and double glazed door to rear and side aspects, double doors opening to the later described rear garden.

#### **DOWNSTAIRS WC**

Low level wc, single glazed window to side aspect.

#### **FIRST FLOOR LANDING**

Loft hatch, frosted double glazed window to side aspect, doors to:

#### **BEDROOM**

14'3 x 11'4 (4.34m x 3.45m)

Built in wardrobe space with shelving, double glazed window to front aspect.

#### **BEDROOM**

11'9 x 10'9 (3.58m x 3.28m)

Radiator, single glazed window to rear aspect with secondary glazing.

#### **BEDROOM**

11'9 x 7'3 (3.62m x 2.21m)

Radiator, double glazed window to rear aspect.

#### **BATHROOM**

Bath with mixer tap, electric shower attachment, wc, wash hand basin, part tiled walls, frosted double glazed window to side aspect.

#### **OUTSIDE - FRONT**

Area that would be ideal for parking, subject to the necessary consents to drop the kerb.

#### **REAR GARDEN**

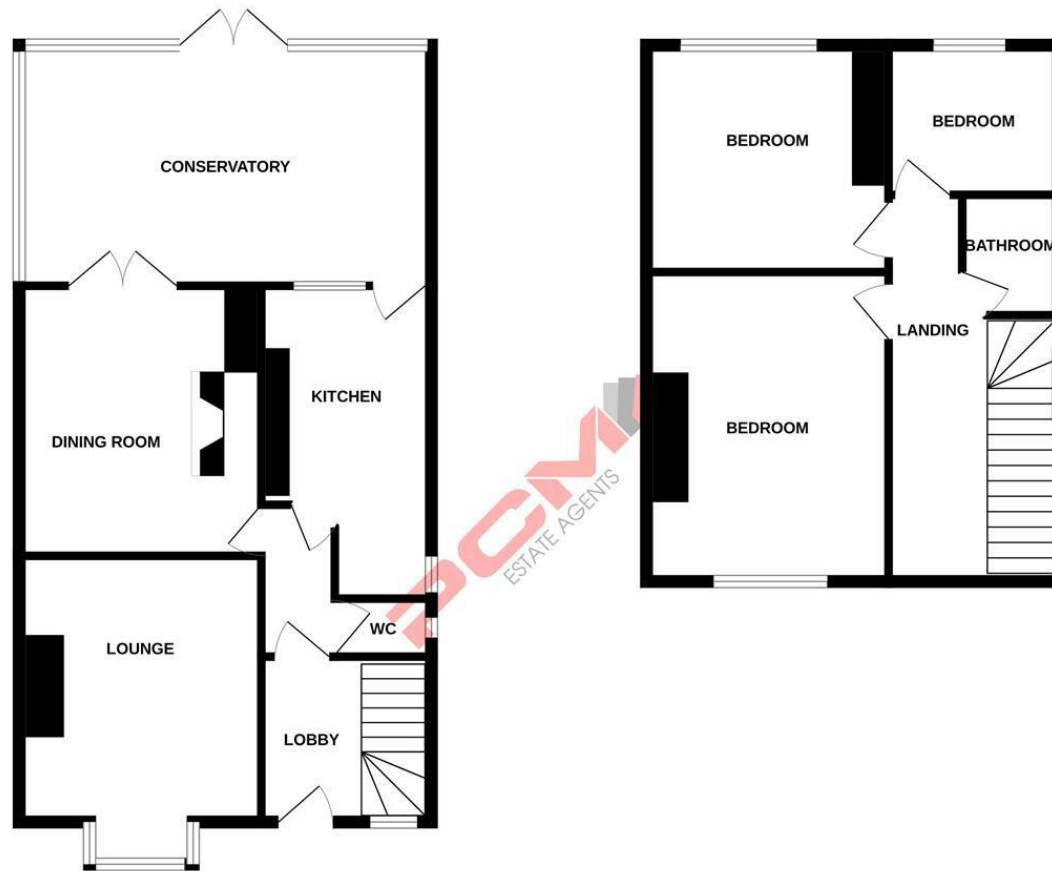
Large area of lawn that is in need of cultivation, however offers a variety of mature trees and shrubs, storage shed.

#### **LEAN TO GARAGE/ WORKSHOP**

Accessed at the rear of the property via double gates. This could provide parking to the rear and the workshop benefits from power and lighting.

Council Tax Band: B





TOTAL FLOOR AREA: 1141 sq.ft. (106.0 sq.m.) approx.

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	