



ESTATE AGENTS

8, The Roundel, St. Leonards-on-sea, TN37 7HE

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Price £450,000

PCM Estate Agents welcome to the market an exciting opportunity to acquire this DETACHED FOUR BEDROOM FAMILY HOME located off Old Roar Road, directly opposite Roundel Woods.

REQUIRING MODERNISATION, this detached home offers the perfect opportunity for new owners to put their own personality into this wonderful home.

Accommodation is arranged over two floors comprising a welcoming entrance hall, TRIPLE ASPECT LOUNGE, separate dining room, kitchen, GROUND FLOOR SHOWER ROOM, first floor landing, FOUR BEDROOMS and a family bathroom. Outside, the property has a WRAP-AROUND GARDEN, GARAGE and off road parking.

The garden is a particular feature of the property, being mainly laid to lawn and wraps around the property and is considered ideal for garden enthusiasts or families with children.

The property is conveniently located in this sought after region of St Leonards, within easy reach of a number of amenities and popular schooling establishments.

Viewing comes highly recommended, please call the owners agents now to book your appointment to view.

FRONT DOOR

Opening to:

WELCOMING ENTRANCE HALL

Staircase rising to upper floor accommodation, radiator, oak flooring, understairs storage cupboard, coved ceiling.

TRIPLE ASPECT LOUNGE

21' x 15'9" narrowing to 12'2" (6.40m x 4.80m narrowing to 3.71m)

Two wooden framed double glazed windows to the side aspect, wooden framed double glazed window to front with lovely views over Roundel Woods, metal double glazed sliding patio doors opening to garden, oak flooring, two radiators, television point, combination of wall and ceiling lighting.

DINING ROOM

12'2" x 10' (3.71m x 3.05m)

Oak flooring, radiator, coved ceiling, wooden framed double glazed window to rear aspect with views of the garden. Archway to:

KITCHEN

12'3" x 9'8" (3.73m x 2.95m)

Coved ceiling, oak flooring, wooden framed double glazed window to rear aspect with garden views, wooden framed door opening to side providing access to the wrap around garden. Kitchen itself is fitted with a range of matching eye and base level cupboard and drawers with work surfaces over, electric hob, extractor fan, waist level double oven and grill, inset sink unit

with mixer tap, space and plumbing for washing machine, space for tall fridge/freezer, cupboard concealed boiler.

GROUND FLOOR SHOWER ROOM

Low level wc, pedestal wash hand basin, walk in shower enclosure, radiator, part tiled walls, tiled flooring, wooden framed double glazed obscure glass window to side aspect.

FIRST FLOOR LANDING

Spacious landing with wooden framed double glazed window to front aspect with pleasant views onto Roundel Woods, coved ceiling, hatch to loft space, airing cupboard housing immersion heater.

BEDROOM

14'7" narrowing to 12'1" x 10' (4.45m narrowing to 3.68m x 3.05m)

Coved ceiling, radiator, wooden framed double glazed window to rear aspect with garden views.

BEDROOM

14'5" x 10'3" (4.39m x 3.12m)

Built in storage cupboard, radiator, coved ceiling, wooden framed double glazed window to front aspect with views onto Roundel Woods.

BEDROOM

10'4" x 9'8" (3.15m x 2.95m)

Coved ceiling, radiator, wooden framed double glazed window to front aspect with views onto Roundel Woods.

BEDROOM

9'9" narrowing to 6'4" x 9'8" max (2.97m narrowing to 1.93m x 2.95m max)

Coved ceiling, radiator, wooden framed double glazed window to rear aspect with garden views

BATHROOM

Panelled bath with mixer tap and shower attachment, low level wc, wash hand basin, shaver point, tiled walls, wooden framed double glazed obscure glass window to rear aspect.

OUTSIDE - FRONT

The property is positioned directly opposite Roundel Woods. External lighting, area of lawn, Driveway leaving to:

INTEGRAL GARAGE

Up and over door.

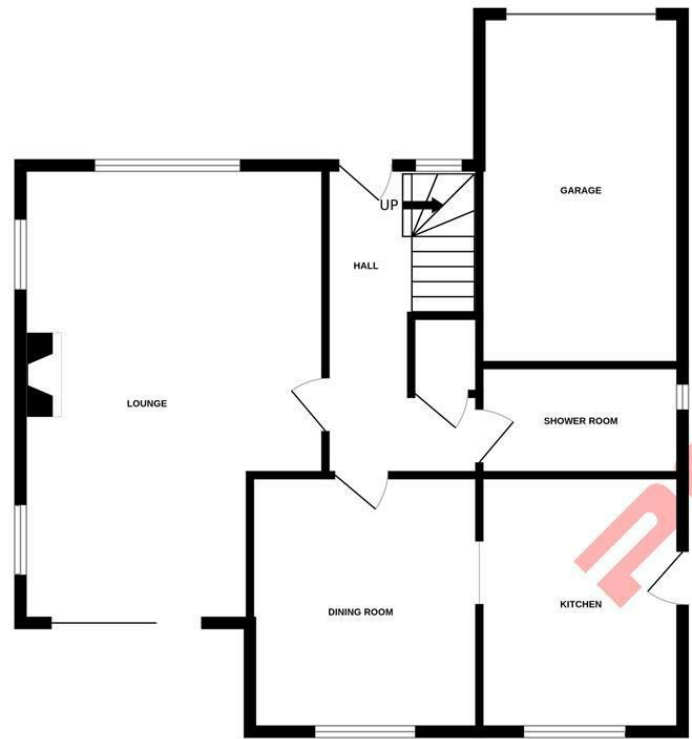
OUTSIDE - REAR

Wrap around garden extending off the back and side elevations of the property. Mainly laid to lawn with fenced boundaries, stone patio abutting the property, gated access to front, shed, greenhouse, further greenhouse attached to the side of the property.

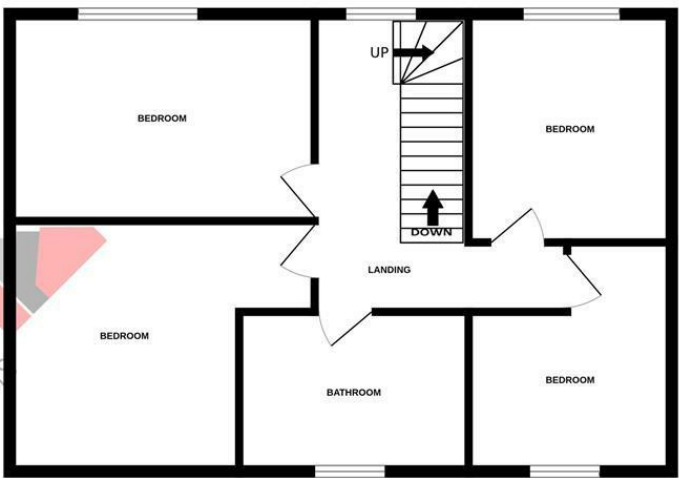
Council Tax Band: E



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) 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		