



ESTATE AGENTS

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Offers In Excess Of £300,000

PCM Estate Agents are delighted to present to the market an opportunity to secure this SEMI-DETACHED THREE BEDROOM FAMILY HOME, with OFF ROAD PARKING and a GARAGE located at the rear. Offered to the market CHAIN FREE.

Accommodation comprises an entrance porch, entrance hall, BAY FRONTED LOUNGE, separate DINING ROOM leading to a KITCHEN and a SUN ROOM. To the first floor there is a family bathroom and THREE BEDROOMS, with the two front facing rooms benefitting from beautiful SEA VIEWS, whilst the rear benefits from views over the rear garden and nearby rooftops.

Externally the property benefits from FRONT AND REAR GARDENS, which are mainly level and offer the perfect space for outdoor dining and entertaining. There is also a GARAGE located off of Bexleigh Avenue, with an up and over door and PARKING in front.

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

PRIVATE FRONT DOOR

Opening to:

ENTRANCE PORCH

Space to store shoes and hang coats, further frosted double glazed door opening to:

ENTRANCE HALL

Stairs rising to the first floor landing, wall mounted thermostat, radiator, under stairs storage cupboard housing the electric consumer unit and meter, frosted double glazed window to side aspect, door opening to:

LOUNGE

13' x 11'8 into bay (3.96m x 3.56m into bay)

Electric fireplace, radiator, double glazed bay window to front aspect.

DINING ROOM

11' x 11'1 (3.35m x 3.38m)

Radiator, double glazed patio door opening to the sun room, opening into:

KITCHEN

9'9 x 6'8 (2.97m x 2.03m)

Comprising a range of eye and base level units, stainless steel sink with mixer

tap, space and plumbing for washing machine, space for freestanding gas oven, space for under counter fridge and freezer, wall mounted gas boiler, part tiled walls, frosted single glazed window to side aspect, double glazed window to rear aspect.

SUN ROOM

Frosted double glazed window to side aspect, double glazed window to other side, sliding door opening to the rear garden.

FIRST FLOOR LANDING

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

BEDROOM

12'6 max x 11'9 (3.81m max x 3.58m)

Radiator, double glazed bay window to front aspect providing pleasant sea views.

BEDROOM

11'1 x 11'8 (3.38m x 3.56m)

Two built in wardrobes both with hanging space and additional shelving, radiator, double glazed window to rear aspect providing pleasant views over the rear garden and neighbouring rooftops.

BEDROOM

7'3 x 6' (2.21m x 1.83m)

Radiator, double glazed window to front aspect providing a pleasant outlook toward the sea.

BATHROOM

Panelled bath with mixer tap and shower attachment, wc, wash hand basin, heated towel rail, tiled walls, frosted double glazed window to rear aspect.

GARAGE

Located at the rear, with up and over door and parking in front.

OUTSIDE - FRONT

Accessed via a raised footpath, private gate opening onto an area of lawn, range of established shrubs.

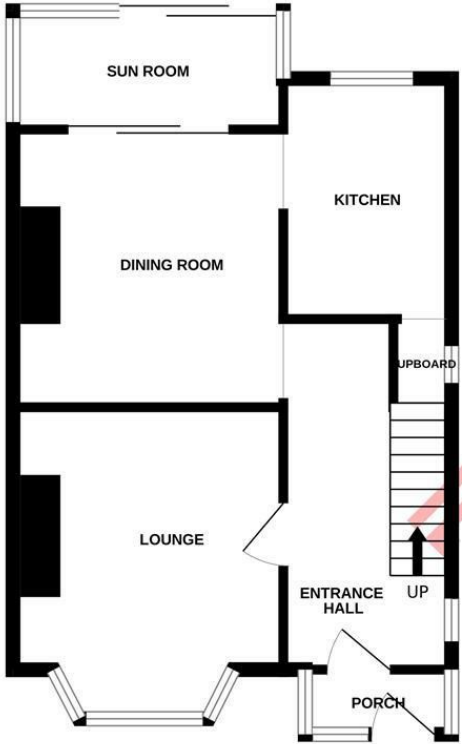
REAR GARDEN

Small area of decking with steps down to an area of lawn, being mainly level and surrounded by a range of mature trees and shrubs, fenced boundaries, rear storage shed and a sheltered side return. At the rear of the garden there is gated access leading to the garage and parking space.

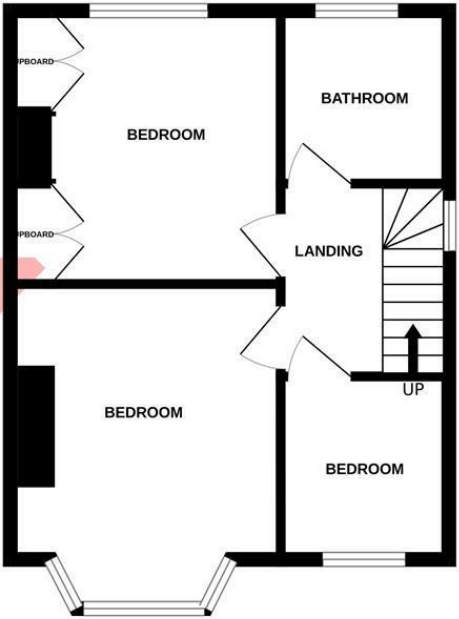
Council Tax Band: B



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		