



ESTATE AGENTS

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**Price £340,000**

PCM Estate Agents are delighted to present to the market this THREE BEDROOM SEMI-DETACHED FAMILY HOME with LOFT ROOM and driveway providing OFF ROAD PARKING. Conveniently positioned on this sought-after location in St Leonards Road.

Accommodation comprises an entrance hall, BAY FRONTED LOUNGE, MODERN KITCHEN-DINER, first floor landing, THREE BEDROOMS, with the master bedroom featuring a convenient EN-SUITE SHOWER ROOM and a further separate SHOWER ROOM. The house also includes a versatile LOFT ROOM, which can serve as an office, playroom, or additional storage space, catering to various lifestyle needs. One of the standout features of this property is the PRIVATE REAR GARDEN, perfect for enjoying sunny days or hosting gatherings with friends and family, benefitting from a DECKED AREA and section of LAWN.

Conveniently positioned within easy reach of popular schooling establishments and nearby amenities in the area, as well as link roads leading to nearby Hastings and Battle. Viewing comes highly recommended, please call the owners agents now to book your viewing.

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#### **EXTERNAL STORM PORCH**

With composite double glazed front door with windows either side opening to:

#### **ENTRANCE HALL**

Column style radiator, coving to ceiling, wooden staircase with glass inserts rising to upper floor accommodation, under stairs recessed utility area with space and plumbing for tumble dryer, built in cupboards, double glazed window to side aspect, doors to:

#### **LOUNGE**

15'1 into bay x 12'7 (4.60m into bay x 3.84m)

Fireplace, television point, vertical radiators, coving to ceiling, double glazed bay window to front aspect.

#### **KITCHEN-DINER**

18'2 x 12'2 narrowing to 7'6 (5.54m x 3.71m narrowing to 2.29m)

Light and airy open plan room with double glazed windows and French doors providing lovely views and access onto the rear garden. Ample space for large dining table, two vertical radiators, coving to ceiling, down lights and fireplace. The kitchen is fitted with a matching range of eye and base level cupboards and drawers with soft close hinges, stone countertops and matching upstands over, four ring gas hob with extractor over and waist level oven, integrated fridge freezer, space and plumbing for washing machine, wall mounted cupboard concealed boiler, integrated dishwasher and sunken double bowl drainer-sink with mixer tap.

#### **FIRST FLOOR LANDING**

Wood laminate flooring, coving to ceiling, fixed wooden ladder style staircase leading to the loft room, doors to:

#### **BEDROOM**

12'8 x 9'1 (3.86m x 2.77m)

Measurement excludes door recess. Wood laminate flooring, coving to ceiling, radiator, two wall mounted vertical radiators, double glazed window to rear aspect with lovely views down the garden, door to:

#### **EN-SUITE**

Walk in shower unit, dual flush low level wc, part tiled walls.

#### **BEDROOM**

11'7 into bay x 9'6 (3.53m into bay x 2.90m)

Wood laminate flooring, under stairs recessed area, radiator, double glazed bay window to front aspect.

#### **BEDROOM**

9' 8'2 (2.74m x 2.49m )

Wood laminate flooring, radiator, double glazed window to front aspect.

#### **SHOWER ROOM**

Large walk in shower with chrome shower fixing, waterfall style shower head and hand-held shower attachment, dual flush low level wc, vanity enclosed wash hand basin with mixer tap, tiled walls, heated towel rail, double glazed window with pattern glass to rear aspect.

#### **LOFT ROOM**

10'9 x 10'5 (3.28m x 3.18m)

Currently utilised as a bedroom. Wood laminate flooring, radiator, access to eaves storage, double glazed window to side aspect, access to:

#### **WALK IN STORAGE/ STUDY AREA**

6'9 x 5'9 (2.06m x 1.75m)

Wood laminate flooring, eaves storage.

#### **REAR GARDEN**

Large and landscaped with a composite raised decked patio abutting the property, ample built in storage, area of lawn and further seating area beneath the decking. The garden has a pleasant backdrop.

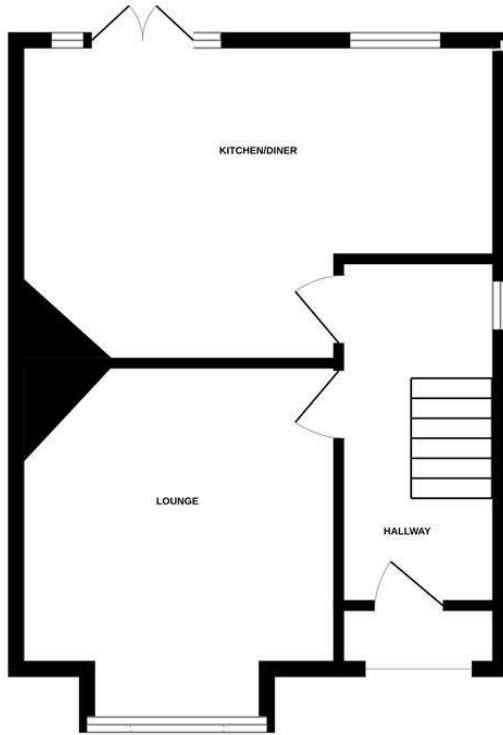
#### **OUTSIDE - FRONT**

Driveway providing off road parking.

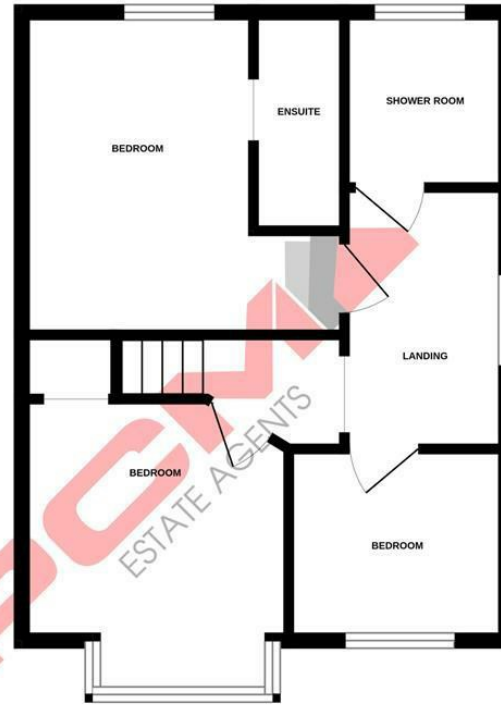
Council Tax Band: C



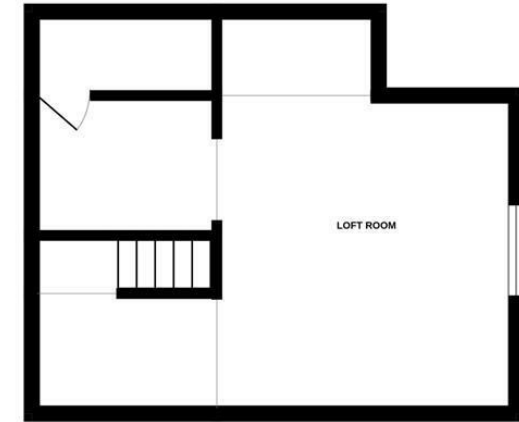
GROUND FLOOR



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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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	