



ESTATE AGENTS

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**Offers In Excess Of £250,000**

PCM Estate Agents are delighted to present to the market this well-presented TWO BEDROOM SEMI-DETACHED HOUSE with OFF ROAD PARKING, ideally situated in the highly sought-after West St Leonards area.

Accommodation comprises a NEWLY FITTED MODERN KITCHEN, lounge, CONSERVATORY, first floor landing, TWO BEDROOMS and a contemporary bathroom. Outside, the property boasts a TIERED GARDEN, featuring a decked area, perfect for outdoor entertaining and dining, whilst to the front there is OFF ROAD PARKING.

Located within close proximity to West St Leonards railway station, local shops and schools. This property also enjoys a quiet FAMILY FRIENDLY setting.

Early viewing comes highly recommended, please call the owners agents now to book your viewing and avoid disappointment.

#### **DOUBLE GLAZED DOOR**

Opening to:

#### **KITCHEN-DINING ROOM**

11'10 x 10'4 (3.61m x 3.15m)

Newly fitted with a range of eye and base level units with ample countertop space and breakfast bar with seating beneath, four ring electric induction hob with electric oven below and extractor above, space for tall fridge freezer, space and plumbing for slimline dishwasher, space and plumbing for washing machine, inset one & ½ bowl sink with mixer tap, part tiled walls, radiator, cupboard housing the wall mounted boiler, double glazed window to rear aspect with double glazed door opening to conservatory.

#### **LOUNGE**

13'8 x 12'10 (4.17m x 3.91m)

Radiator, dual aspect with double glazed windows to side and rear, stairs rising to:

#### **CONSERVATORY**

10'2 x 7'7 (3.10m x 2.31m)

Metal framed with windows to rear and side aspects, electric radiator, power points, sliding doors opening onto the garden.

#### **FIRST FLOOR LANDING**

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

#### **BEDROOM ONE**

12'11 x 9'7 (3.94m x 2.92m)

Radiator, dual aspect with double glazed windows providing pleasant views.

#### **BEDROOM TWO**

11'3 x 6'1 max (3.43m x 1.85m max )

Radiator, double glazed window to rear aspect providing views over the rear garden.

#### **BATHROOM**

Newly fitted suite comprising a panelled bath with mixer tap and shower attachment over having waterfall style shower head, low level dual flush wc, wash hand basin with mixer tap and storage beneath with vanity mirror above, chrome style towel rail, tiled walls, extractor fan, frosted double glazed window to rear aspect.

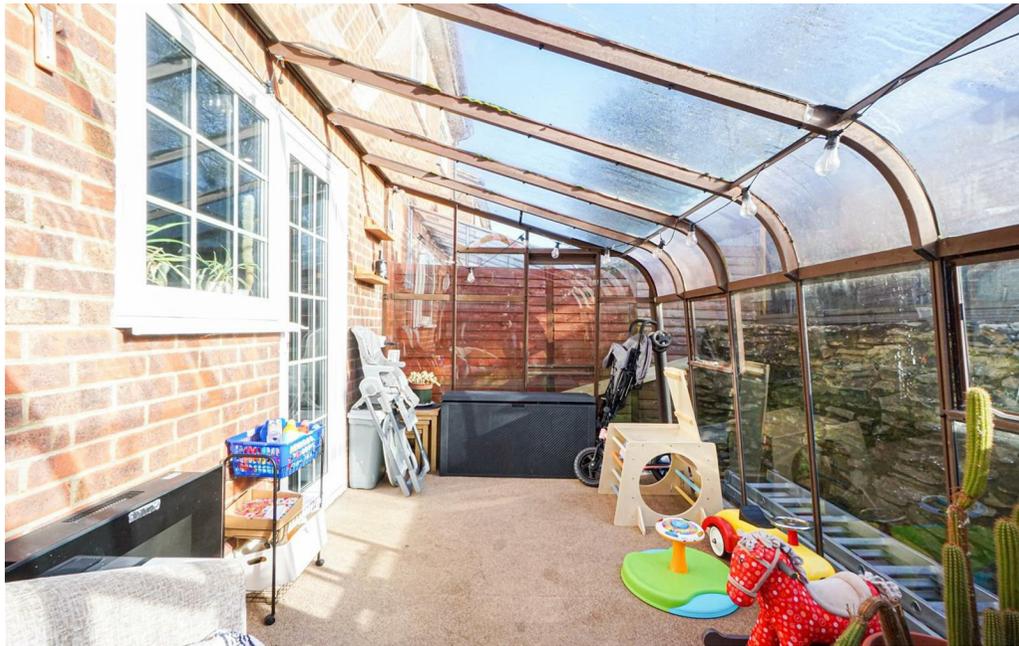
#### **OUTSIDE - FRONT**

Off road parking, area of lawn, range of flowerbeds and a range of mature trees and shrubs.

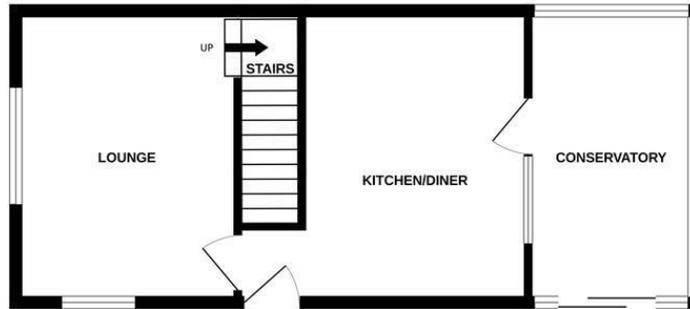
#### **REAR GARDEN**

Tiered with steps up to a good sized area of decking, providing ample space for outdoor entertaining and dining, further steps up to an area of lawn, planted flowerbeds and a range of mature trees and shrubs along with a storage shed and a side access gate providing access to the front of the property.

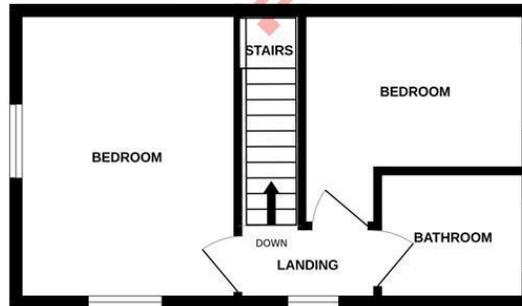
Council Tax Band: B



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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B			
(69-80) C			
(55-68) D		71	
(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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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.