



**PCMA**  
ESTATE AGENTS

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**Offers In Excess Of £240,000**

PCM Estate Agents are delighted to present to the market an opportunity to acquire this CHAIN FREE THREE BEDROOM OLDER STYLE MID-TERRACED HOUSE, tucked away in a quiet cul-de-sac location in an elevated position with LOVELY VIEWS over the town and to the sea.

The spacious accommodation is arranged over two floors comprising a porch onto a spacious entrance hall, DUAL ASPECT LOUNGE-DINER, modern KITCHEN-BREAKFAST ROOM, upstairs landing, THREE BEDROOMS all having BUILT IN STORAGE, SHOWER ROOM and a separate WC. The property offers modern comforts including gas fired central heating and double glazing. Requiring some modernisation but presents well to the market, offering potential for the eventual buyer to improve and make their own.

Externally, the property is approached via steps up to the front door with a block paved patio to the front, offering an additional seating area, whilst to the rear there is a LOW-MAINTENANCE TERRACED GARDEN.

Situated in a sought-after region of St Leonards, close to popular schooling establishments and nearby amenities. Viewing comes highly recommended, please call the owners agents now to book your viewing.

### **DOUBLE GLAZED FRONT DOOR**

Leading to:

### **PORCH**

Further double glazed door opening to:

### **ENTRANCE HALL**

Spacious with built in cupboard, double radiator, coving to ceiling.

### **DUAL ASPECT LOUNGE-DINING ROOM**

19'9 max x 12'2 max (6.02m max x 3.71m max )

Double glazed window to rear and further double glazed window to front, fireplace, serving hatch through to kitchen, television point, radiator, coving to ceiling, dado rail.

### **KITCHEN-BREAKFAST ROOM**

13'4 narrowing to 10'3 x 9'4 (4.06m narrowing to 3.12m x 2.84m)

Part tiled walls, under stairs storage cupboard, serving hatch through to

lounge-diner, wall mounted Worcester boiler, ample space for breakfast table. Fitted with a modern range of eye and base level cupboards and drawers with worksurfaces over, space for gas cooker with cooker hood over, space for under counter fridge freezer, inset drainer-sink unit with mixer tap, space and plumbing for washing machine, double glazed window and door to rear aspect having views and access onto the garden.

### **FIRST FLOOR LANDING**

Coving to ceiling, loft hatch providing access to loft space.

### **MASTER BEDROOM**

12' x 10'6 (3.66m x 3.20m)

Built in wardrobes, radiator, coving to ceiling, double glazed window to front aspect having far reaching views over Hastings and St Leonards to the sea.

### **BEDROOM**

11'9 x 8'9 (3.58m x 2.67m)

Radiator, coving to ceiling, built in wardrobes, double glazed window to rear aspect.

### **BEDROOM**

10'5 x 6'5 (3.18m x 1.96m)

Radiator, coving to ceiling, built in cupboard, additional cupboard over the stairs, radiator, coving to ceiling, double glazed window to front aspect having views over Hastings, St Leonards and to the sea.

### **SHOWER ROOM**

Walk in shower enclosure with electric shower, pedestal wash hand basin, part tiled walls, radiator, double glazed pattern glass window to side aspect.

### **SEPARATE WC**

Low level wc, double glazed window with pattern glass window to rear aspect.

### **OUTSIDE - FRONT**

The property occupies an elevated position with steps up to the front door, block paved patio providing an additional outdoor seating area and providing access to the porch.

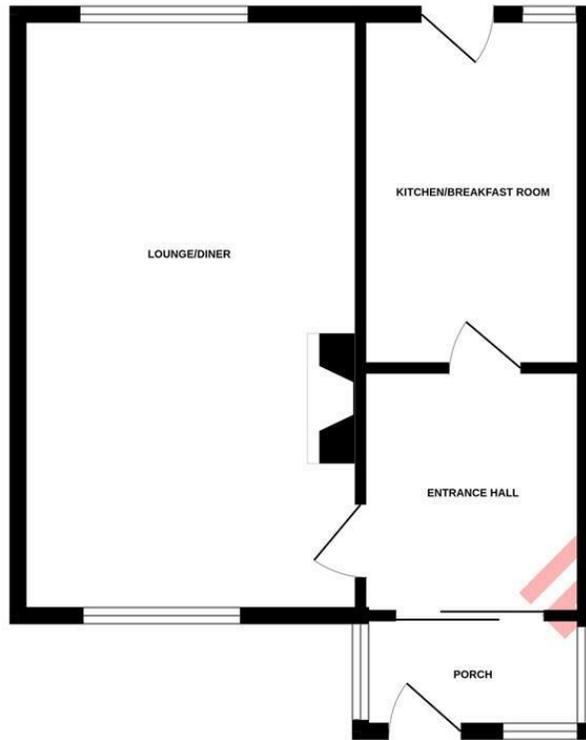
### **REAR GARDEN**

Terraced and low-maintenance, patio, planted shrub borders.

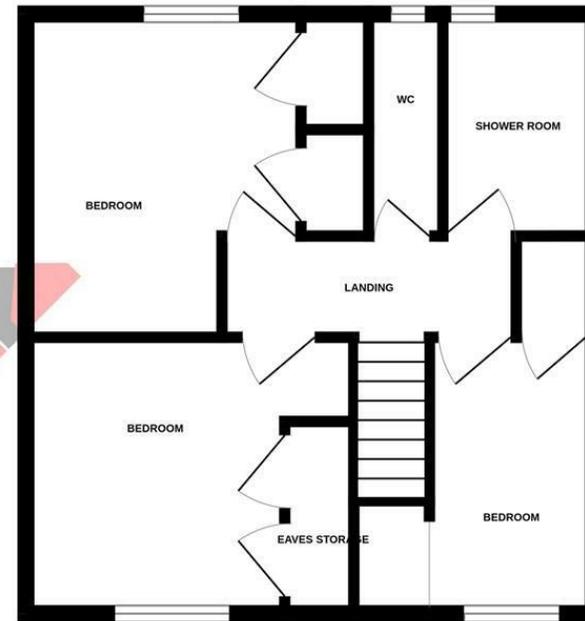
Council Tax Band: B



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) <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	

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.