



ESTATE AGENTS

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Offers In Excess Of £185,000

PCM Estate Agents welcome to the market an opportunity to acquire this EXTENDED ONE BEDROOM END-TERRACED MODERN HOUSE, positioned on this sought-after road within a favourable region of St Leonards. The property benefits from a GARAGE, DRIVEWAY and a PRIVATE GARDEN.

Accommodation is arranged over two floors comprising a kitchen, partitioned living room, CONSERVATORY, side lobby, ground floor SHOWER ROOM, DOUBLE BEDROOM and a bathroom. There is an ENCLOSED GARDEN to the rear, gas central heating and double glazing.

Located within easy reach of amenities within Little Ridge, the Conquest Hospital and bus routes providing convenient access around the town.

Viewing comes highly recommended, please call the owners agents now book your viewing.

DOUBLE GLAZED FRONT DOOR

Opening to:

KITCHEN

10'9 x 9' (3.28m x 2.74m)

Fitted with a matching range of eye and base level cupboards and drawers with worksurfaces over, electric hob with oven below, inset drainer-sink unit with mixer tap, wood laminate flooring, built in cupboard, under stairs storage cupboard, electric storage radiator, double glazed window to front aspect, open plan to:

LIVING ROOM

11'2 x 10'9 (3.40m x 3.28m)

This room has been sub-divided with a partition, this could easily be removed and opened up as before. The divided area measures 7'6 x 5'.

Double glazed sliding patio door to rear aspect opening to the conservatory, double glazed window to side aspect, radiator, door to side aspect providing access to a side lobby.

CONSERVATORY

13'1 x 9'7 (3.99m x 2.92m)

Part brick construction with apex roof, double glazed windows to rear and side

elevations, double glazed French doors to side providing access to the garden, lighting.

SIDE LOBBY

Velux window, door to:

GROUND FLOOR SHOWER ROOM

Walk in shower unit with electric shower, low level wc, pedestal wash hand basin, partially aquaborded walls, heated towel rail, double glazed window with privacy glass to side aspect.

FIRST FLOOR LANDING

Double glazed window to front aspect, loft hatch, cupboard, doors to:

BEDROOM

12'3 x 11' (3.73m x 3.35m)

Radiator, coving to ceiling, fitted wardrobes and further freestanding bedroom furniture including bedside table and drawers, double glazed window to rear aspect.

BATHROOM

Panelled bath with mixer tap and shower attachment, wash hand basin, concealed cistern low level wc, heated towel rail, part tiled walls, double glazed window to front aspect with privacy glass.

PRIVATE REAR GARDEN

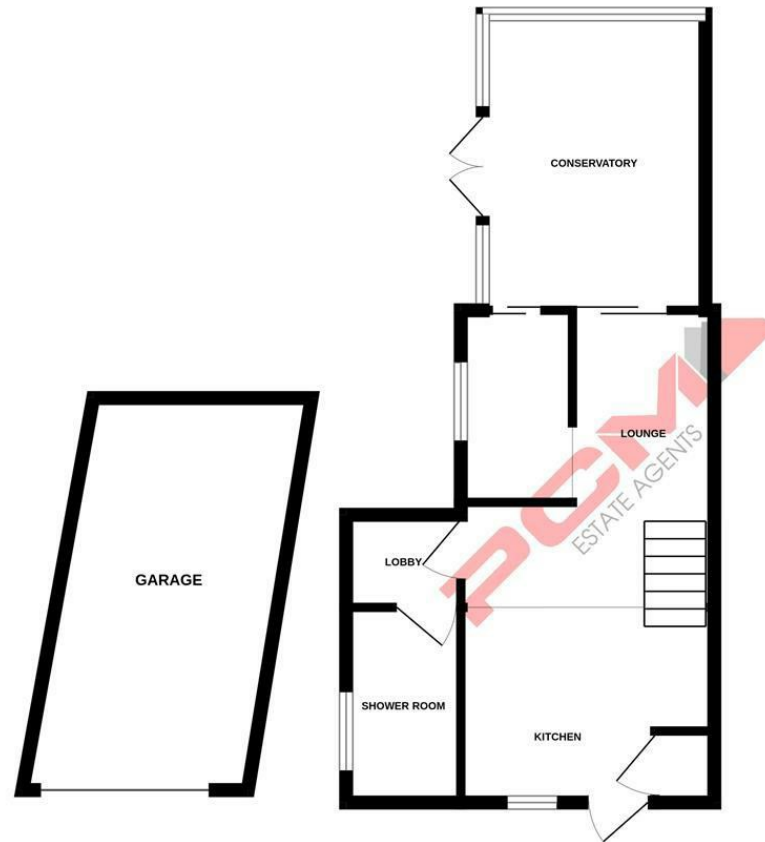
Decked area, further section of lawn, fenced boundaries, gated side access.

GARAGE

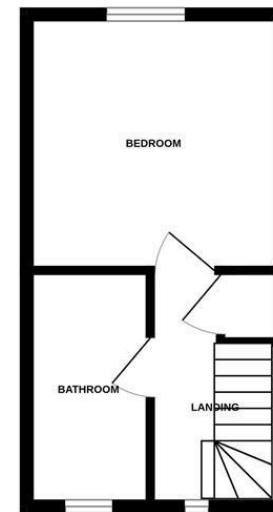
Up and over door, off road parking in front of garage.



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		