



**51, Oxford Road, St. Leonards-On-Sea, TN38 9ES**

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**Guide Price £275,000**

**\*\*GUIDE PRICE £275,000 - £285,000\*\***

PCM Estate Agents welcome to the market this well-presented THREE BEDROOM SEMI-DETACHED HOUSE with FANTASTIC REAR GARDEN. Located on this sought-after and quiet road in St Leonards, within easy reach of local schooling.

Inside the property offers spacious accommodation throughout comprising a generous entrance hallway, lounge, kitchen, SEPARATE DINING ROOM leading out to the garden, first floor landing, THREE GOOD SIZED BEDROOMS and a LUXURY SHOWER ROOM. Externally the property occupies a GENEROUS PLOT with a LARGE FAMILY FRIENDLY REAR GARDEN, with additional garden area to the front.

The property is considered an IDEAL FAMILY HOME, please call PCM Estate Agents now to arrange your immediate viewing to avoid disappointment.

#### **PRIVATE FRONT DOOR**

Leading to:

#### **ENTRANCE HALLWAY**

Stairs rising to first floor accommodation, under stairs storage area, double glazed window to side aspect, radiator.

#### **LOUNGE**

13'8 x 11'4 (4.17m x 3.45m)

Spacious light and airy room with two doubled glazed windows to front aspect, radiator.

#### **DINING ROOM**

11'10 x 9'8 (3.61m x 2.95m)

Double glazed French doors to rear aspect leading out to the garden, double glazed window to rear aspect, radiator.

#### **KITCHEN**

9'5 x 8'5 (2.87m x 2.57m)

Comprising a range of eye and base level units with worksurfaces over, ample space for appliances including cooker, fridge freezer, washing machine and dishwasher, under stairs storage/ larder cupboard, double glazed window to rear aspect overlooking to the garden, part glazed door to side aspect.

#### **FIRST FLOOR LANDING**

Loft hatch, built in shelving, double glazed window to side aspect.

#### **BEDROOM**

11'11 x 10'11 (3.63m x 3.33m)

Double glazed window to rear aspect, radiator.

#### **BEDROOM**

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

Double glazed window to front aspect, radiator.

#### **BEDROOM**

8'3 x 6'9 (2.51m x 2.06m)

Double glazed window to front aspect, radiator.

#### **SHOWER ROOM**

Luxury suite comprising a walk in double shower, floating wash hand basin with storage below, wall mounted LED mirror, dual flush wc, ladder style radiator, part tiled walls with matching floor tiles, extractor fan, two double glazed obscured windows to rear aspect.

#### **REAR GARDEN**

A particular feature of the property, extending to a good size and featuring a range of mature shrubs, plants and trees, side access to the front of the property.

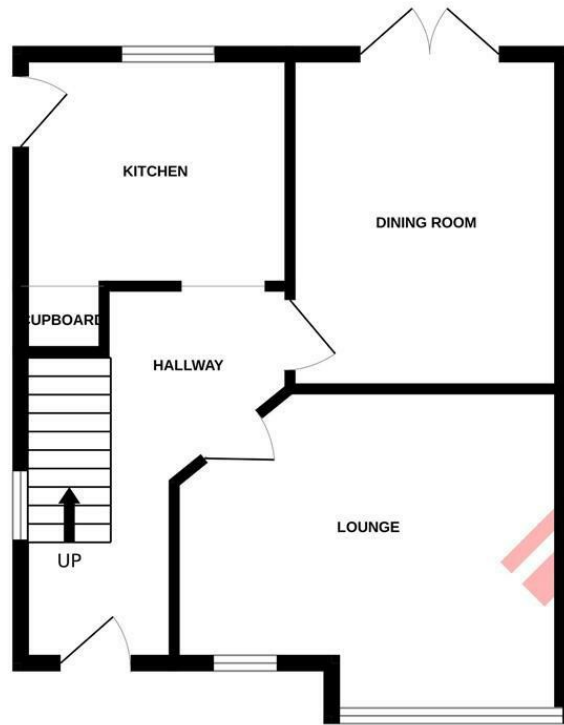
#### **OUTSIDE - FRONT**

Garden area predominantly laid to lawn with pathway leading to the front door.

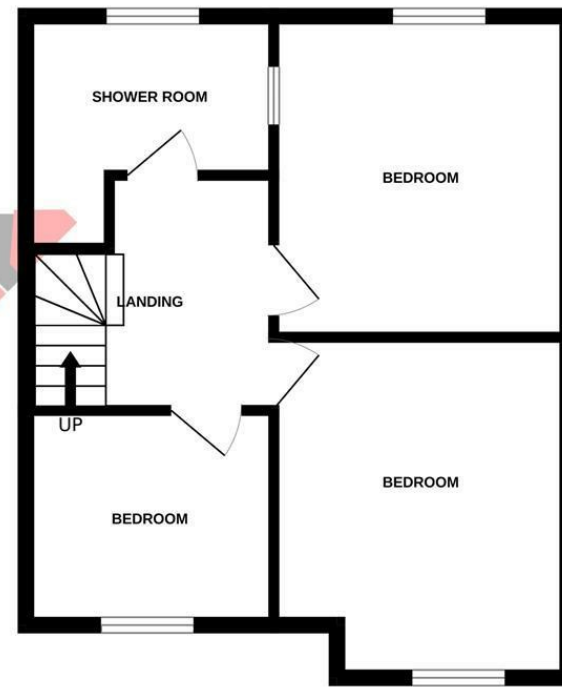
Council Tax Band: C



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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