



ESTATE AGENTS

10, Paxhill Close, St. Leonards-on-sea, TN38 9RE

Web: [www.pcmestateagents.co.uk](http://www.pcmestateagents.co.uk)  
Tel: 01424 839111

Price £279,995

PCM Estate Agents are delighted to present to the market an opportunity to acquire this IMPRESSIVE THREE BEDROOM MID-TERRACED HOUSE, tucked away in a quiet cul-de-sac location with OFF ROAD PARKING gas fired central heating and double glazing.

Accommodation is exceptionally well-presented accommodation arranged over two floors comprising a porch leading to the entrance hall, a DUAL ASPECT LOUNGE-DINING ROOM with access and views onto the garden, a MODERN KITCHEN, first floor landing, THREE BEDROOMS and a SHOWER ROOM. To the rear of the property is a LOW-MAINTENANCE GARDEN enjoying plenty of sunshine throughout the day.

This FAMILY HOME is conveniently positioned in a sought-after region of St Leonards, close to popular schooling establishments and nearby amenities, as well as access roads leading to nearby Bexhill and Hastings.

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

#### **PORCH**

UPVC door with frosted square insert, frosted double glazed window to side providing space for shoes and coats etc, wooden door with double glazed window leading to:

#### **HALLWAY**

Laminate flooring, panelling, spotlights, radiator, meter cupboard, storage cupboard.

#### **LOUNGE-DINER**

23'2 max x 15'max (7.06m max x 4.57mmax)

Dado rail, panelling, two radiators, wood laminate flooring, under stairs storage, double glazed window to front with stylish shutters, double glazed doors providing access to the rear garden, opening to:

#### **KITCHEN**

8'8 max x 8'8 max (2.64m max x 2.64m max )

Fitted with a range of eye and base level cupboards, worksurface, tiled surround, wood laminate flooring, space for fridge freezer, space and plumbing

for washing machine, integrated dishwasher, electric oven and four ring electric hob, inset sink, double glazed window to rear aspect overlooking the garden.

#### **FIRST FLOOR LANDING**

Part panelled walls, dado rail, built in cupboard, inset spotlights, doors to:

#### **BEDROOM**

11'9 max x 10'9 max (3.58m max x 3.28m max )

Dado rail, radiator, double glazed window to front aspect.

#### **BEDROOM**

8' max x 7'6 max (2.44m max x 2.29m max )

Double glazed window to front aspect, radiator.

#### **BEDROOM**

11'8 max x 9'9 into wardrobes (3.56m max x 2.97m into wardrobes)

Part wood panelling, loft hatch, radiator, built in wardrobes with sliding doors having mirror frontage, cupboard housing boiler, double glazed windows overlooking the garden and views over rooftops.

#### **SHOWER ROOM**

8'3 max x 5'8 max (2.51m max x 1.73m max )

Double shower cubicle with rainwater style shower head and further hand-held shower attachment, wash hand basin with vanity unit, wc, tiled flooring, heated towel rail, built in cupboards, frosted double glazed window to rear aspect.

#### **REAR GARDEN**

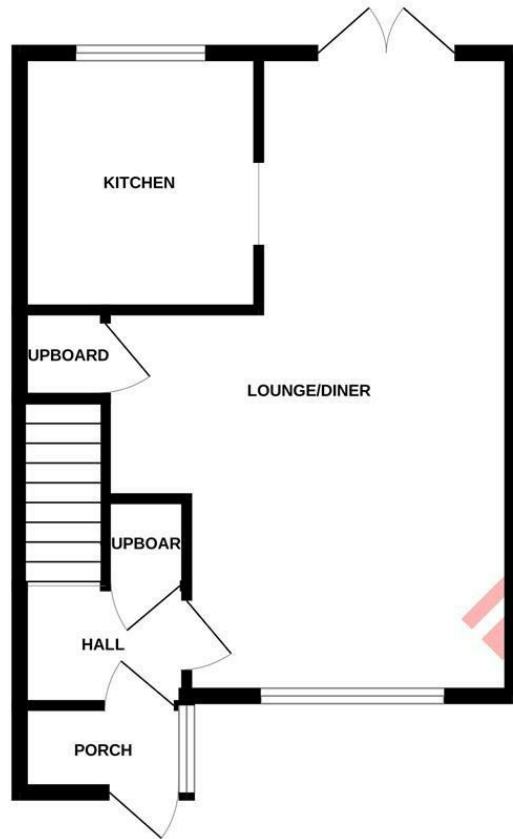
Laid with Astro-turf, sheltered seating area, further area of Astro-turf and a decked area, fenced boundaries, steps descending to a shed and rear access.

#### **OUTSIDE - FRONT**

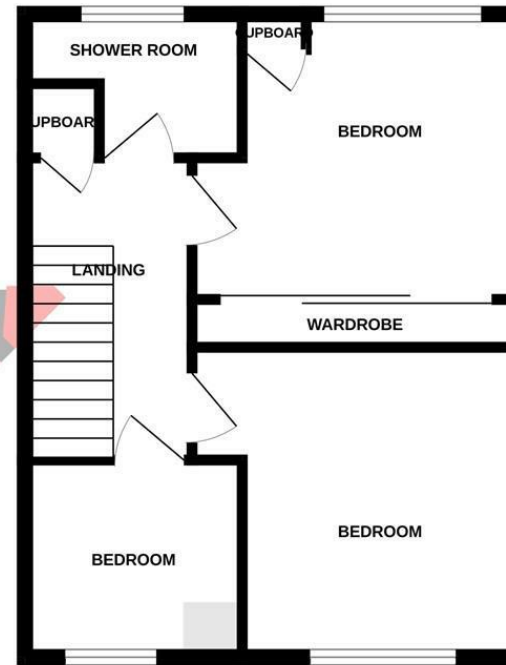
Driveway providing off road parking for two vehicles, paved walkway to the porch, EV charging point.



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.  
Made with Metropix ©2025

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B		69	
(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 <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.