



ESTATE AGENTS

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Offers In Excess Of £200,000

PCM Estate Agents present to the market this CHAIN FREE TWO BEDROOM OLDER STYLE BAY FRONTED TERRACED HOUSE, tucked away in a quiet road within the favourable West St Leonards area within easy reach of the Beach. The property is close to amenities including popular schooling establishments and St Leonards railway station with convenient links to London, St Leonards seafront, promenade and Ravenside Retail Park.

Inside, the property is in need of some refurbishment but offers well-proportioned accommodation over two floors comprising an entrance hall, lounge, DINING ROOM, kitchen, UTILITY/ LOBBY providing access to the rear garden, first floor landing, TWO DOUBLE BEDROOMS and a bathroom. The property has gas central heating and double glazing.

Conveniently positioned within easy reach of amenities in nearby Bexhill and St Leonards itself, as well as the seafront and promenade. Please call the owners agents now to book your viewing.

DOUBLE GLAZED FRONT DOOR

Leading to:

ENTRANCE HALL

Stairs rising to upper floor accommodation, wall mounted vertical column style radiator, cornicing, consumer unit for the electrics, under stairs recessed area, dado rail, door to:

LOUNGE

14'3 into bay x 12'5 (4.34m into bay x 3.78m)

Cornicing, dado rail, wood laminate flooring, fireplace, television point, two vertical radiators, double glazed bay window to front aspect, archway through to:

DINING ROOM

12' x 9'7 (3.66m x 2.92m)

Continuation of the wood laminate flooring, coving to ceiling, radiator, double glazed window to rear aspect with views onto the garden.

KITCHEN

10'3 x 8' (3.12m x 2.44m)

Fitted with a matching range of eye and base level cupboards and drawers with

worksurfaces over, space for gas cooker, inset drainer-sink unit with mixer tap, space for under counter fridge and separate freezer, part tiled walls, double glazed window to side aspect, opening to:

UTILITY AREA/ REAR LOBBY

7'7 x 4'6 (2.31m x 1.37m)

Space and plumbing for washing machine, double glazed window to rear and double glazed door to side opening onto the rear garden.

FIRST FLOOR LANDING

Split level with loft hatch to loft space, doors to:

BEDROOM

15'6 x 1'1 (4.72m x 0.33m)

Exposed wooden floorboards, coving to ceiling, two double glazed windows to front aspect.

BEDROOM

12' x 9'2 (3.66m x 2.79m)

Exposed wooden floorboards, coving to ceiling, radiator, double glazed window to rear aspect.

BATHROOM

Bathtub with mixer tap, shower over bath, dual flush low level wc, pedestal wash hand basin, part tiled walls, tiled flooring, chrome ladder style heated towel rail, double glazed window with obscured glass to rear aspect.

REAR GARDEN

In need of some cultivation but offering plenty of space.





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		
(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		