



ESTATE AGENTS

**18, Market Passage, St. Leonards-On-Sea, TN38 0EF**

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Tel: 01424 839111

**Price £189,950**



A RARE OPPORTUNITY to acquire this ONE DOUBLE BEDROOM END TERRACED FREEHOLD COTTAGE, offered to the market CHAIN FREE. Situated within a short walk to the seafront and promenade, in the heart of central St Leonards with its range of boutique shops, bars and restaurants, whilst also being a stones throw from St Leonards seafront and Warrior Square with its mainline railway station.

Accommodation comprises an entrance lobby, 13ft LOUNGE, galley style kitchen, ONE BEDROOM, bathroom and a SEPARATE WC. The property benefits from a UPVC front door, double glazed windows and gas central heating.

Please call the owners agents now to book your viewing and avoid disappointment.

### **UPVC PRIVATE FRONT DOOR**

Leading to:

### **SMALL ENTRANCE LOBBY**

Housing the electrics and meter, wooden floorboards, stairs rising to upper floor accommodation.

### **LOUNGE**

13'4 into recess x 12'4 (4.06m into recess x 3.76m)

Dual aspect with double glazed windows to front and side of the property, double radiator, under stairs storage, coving to ceiling, door to:

### **KITCHEN**

13'4 x 7' (4.06m x 2.13m)

Fitted with a range of eye and base level cupboards, washing machine, electric cooker with four ring gas hob, dishwasher and fridge, storage cupboard, tiled splashback, double glazed frosted window to side aspect.

### **FIRST FLOOR LANDING**

Loft hatch providing access to loft space, radiator, over stairs storage.

### **BEDROOM**

13'5 max x 12'3 max (4.09m max x 3.73m max )

Two double glazed windows to front aspect with sea views, two storage cupboards, radiator.

### **BATHROOM**

7'7 max x 7'4 max (2.31m max x 2.24m max )

Bath with shower attachment, glass shower screen, vinyl flooring, two storage cupboards, radiator, double glazed frosted window to side aspect.

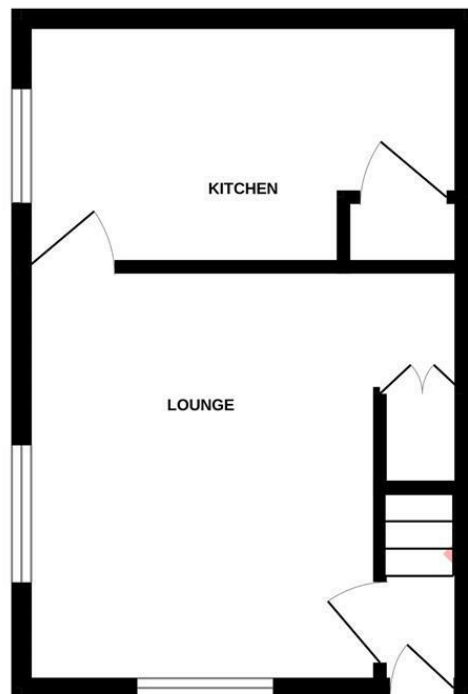
### **SEPARATE WC**

5'5 x 4'9 (1.65m x 1.45m)

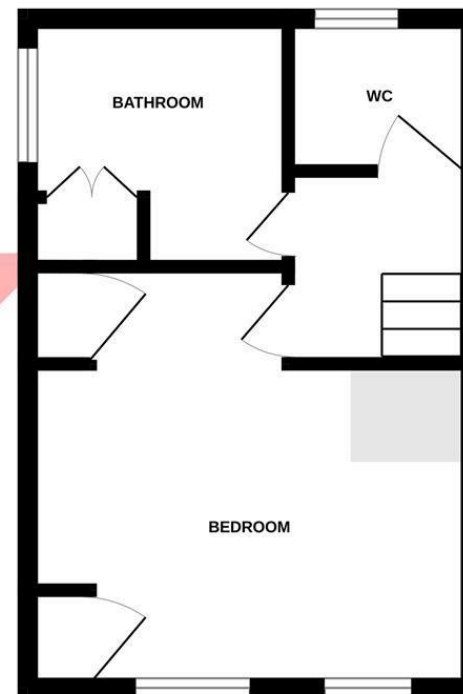
WC, wash hand basin, radiator, vinyl flooring, frosted double glazed window to the rear aspect.



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	<b>89</b>

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.