



ESTATE AGENTS

**39, Old Harrow Road, St. Leonards-On-Sea, TN37
7EG**

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Price £275,000

PCM welcome to the market CHAIN FREE this TWO BEDROOM SEMI-DETACHED CHALET BUNGALOW conveniently positioned on this sought-after road, with a block paved drive providing OFF ROAD PARKING and a BEAUTIFULLY LANDSCAPED ESTABLISHED REAR GARDEN.

Inside the property offers accommodation arranged over two floors comprising a porch leading to a spacious hallway, BAY FRONTED LOUNGE, separate DINING ROOM, EXTENDED KITCHEN, CONSERVATORY, ground floor BEDROOM and a bathroom, whilst upstairs there is an additional LARGE BEDROOM with WALK IN DRESSING ROOM and an EN SUITE SHOWER ROOM. The property benefits from having gas fired central heating, double glazing and is conveniently positioned within easy reach of amenities in the area.

Whilst IN NEED OF SOME MODERNISATION, the property does present well to the market. Please call the owners agents now to book your viewing.

DOUBLE GLAZED FRONT DOOR

Located on the side providing access to:

INTERNAL PORCH

Further door leading to:

HALLWAY

Spacious with picture rail and radiator, providing access to:

LOUNGE

15'9 into bay x 11'11 (4.80m into bay x 3.63m)

Picture rail, radiator, television point, fireplace, telephone point, double glazed bay window to front aspect.

SEPARATE DINING ROOM

14'8 x 12'2 (4.47m x 3.71m)

Stairs rising to upper floor accommodation, under stairs storage cupboard, radiator, picture rail, double glazed sliding doors to conservatory located at the rear of the property.

EXTENDED KITCHEN

13'6 x 9'6 (4.11m x 2.90m)

Tiled flooring, part tiled walls, wall mounted Worcester boiler, fitted with a matching range of eye and base level cupboards and drawers with worksurfaces over, four ring gas hob with extractor over and waist level electric fan assisted oven, inset one & ½ bowl drainer-sink unit with mixer tap, space and plumbing for washing machine, space for tall fridge freezer, double glazed window and door to rear aspect with views and access onto the garden, open plan archway leading to:

CONSERVATORY

12' max x 10' max (3.66m max x 3.05m max)

Part brick construction, double radiator, lighting, double glazed windows to both side and rear elevations having lovely views onto the garden and double glazed French doors providing access to the garden, return sliding patio doors into the dining room.

BEDROOM

10'2 x 9'6 (3.10m x 2.90m)

Radiator, double glazed window to front aspect.

BATHROOM

Panelled bath, pedestal wash hand basin, low level wc, tiled walled, extractor fan for ventilation, double glazed window with obscured glass to side aspect.

Stairs from the dining room leading to:

BEDROOM

16'4 x 10'9 (4.98m x 3.28m)

Radiator, two double glazed windows to rear aspect with lovely views onto the garden, doorway leading to dressing room and en-suite.

DRESSING ROOM

13'2 x 5'6 (4.01m x 1.68m)

Access to eaves storage, radiator, Velux window to front aspect.

EN SUITE

Walk in shower, wc, pedestal wash hand basin, tiled walls, tiled flooring, heated towel rail, extractor fan for ventilation, built in storage, double glazed window with pattern glass for privacy to side aspect.

OUTSIDE - FRONT

Block paved drive providing off road parking, steps down with handrail to a path leading to the front door, located at the side.

REAR GARDEN

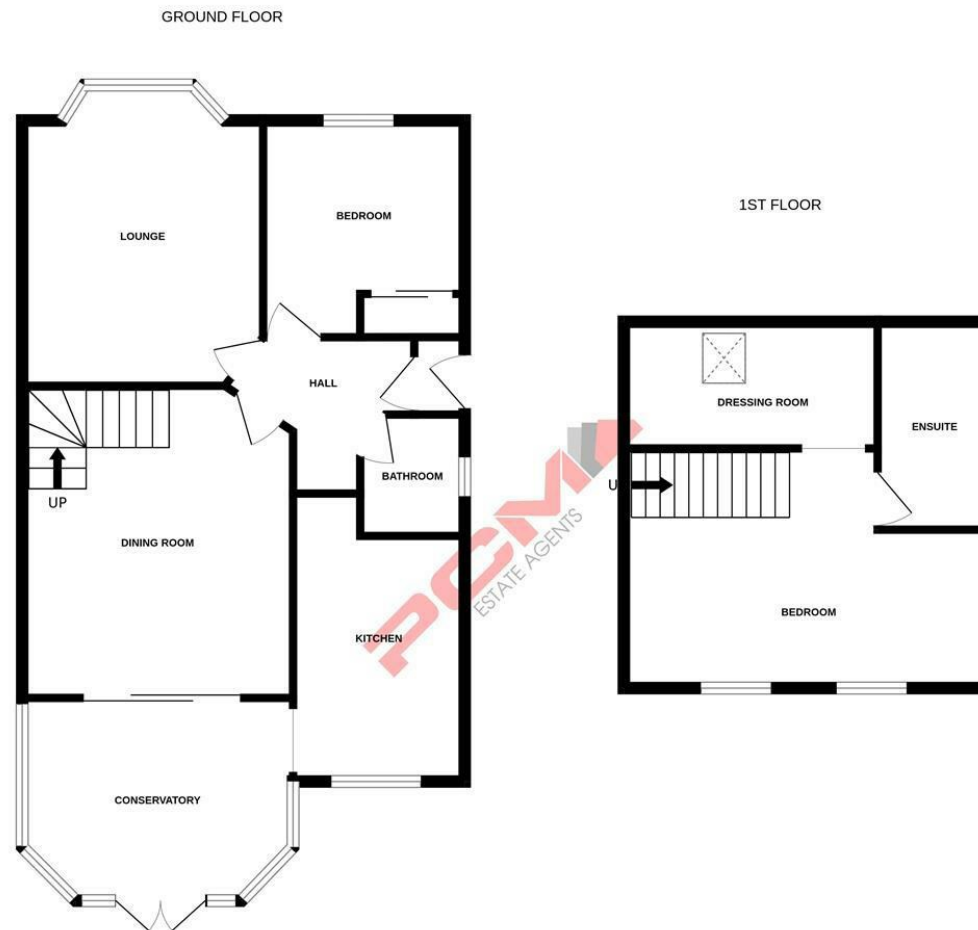
Beautifully established and laid to lawn with a stone patio abutting the property, wooden shed, greenhouse and mature plants and shrubs. The garden enjoys lots of sunshine throughout the day and benefits from an outside water tap and gated side access.

Council Tax Band: B









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	

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.