



ESTATE AGENTS

**149, Lower Glen Road, St. Leonards-On-Sea, TN37 7AR**

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**Price £300,000**



PCM Estate Agents present to the market this THREE/ FOUR BEDROOM, TWO RECEPTION ROOM and TWO BATHROOM, SEMI-DETACHED HOUSE with ANNEXE having a further EN SUITE. Externally the property has the benefit of a PRIVATE REAR GARDEN and OFF ROAD PARKING.

The property is IN NEED OF MODERNISATION but offers VERSATILE ACCOMMODATION comprising a porch, entrance hall, BAY FRONTED LOUNGE, separate DINING ROOM, kitchen, first floor landing, TWO BEDROOMS and a bathroom, whilst to the second floor there is a LOFT CONVERSION providing a further UNFINISHED ROOM that could be utilised as a bedroom with a further unfinished EN SUITE. The property also has the benefit of ANNEXE ACCOMMODATION that can be accessed via a hallway from the garden and provides a LIVING ROOM/ BEDROOM and an EN SUITE. Externally the property has the benefit of OFF ROAD PARKING to the front and a PRIVATE REAR GARDEN that is IN NEED OF CULTIVATION with a good sized section of lawn.

Situated at the end of a quiet cul-de-sac within St Leonards, within easy reach of local schooling facilities. Please call the owners agents now to arrange your immediate viewing to avoid disappointment.

#### **PRIVATE FRONT DOOR**

Leading to:

#### **PORCH**

5' x 5' (1.52m x 1.52m)

Two double glazed windows, brick surround and flooring, wooden door with frosted glass leading to:

#### **ENTRANCE HALL**

13'6 max x 5' (4.11m max x 1.52m)

Under stairs storage, radiator, laminate flooring.

#### **LOUNGE**

13'4 into bay x 11'7 (4.06m into bay x 3.53m )

Double radiator, multi-fuel burner, laminate flooring, picture rail, coving to ceiling, bay window to front aspect.

#### **DINING ROOM**

11'8 max x 9'8 (3.56m max x 2.95m )

Large double glazed window to rear aspect overlooking the garden, double radiator, coving to ceiling, laminate flooring.

#### **KITCHEN**

7'11 x 6'10 (2.41m x 2.08m)

Fitted with a matching range of eye and base level cupboards and drawers, built in double electric oven, five ring gas hob with extractor over, space for fridge and freezer, radiator, vinyl flooring, coving to ceiling, double glazed window to rear aspect overlooking the garden.

#### **FIRST FLOOR LANDING**

Double glazed windows to side and front aspects, radiator, wooden floorboards, stairs rising to the loft conversion, doors to:

#### **BEDROOM**

12' max x 11'3 (3.66m max x 3.43m )

Radiator, coving to ceiling, double glazed window to front aspect having a sea glimpse.

#### **BEDROOM**

11'5 x 11'3 max (3.48m x 3.43m max )

Coving to ceiling, wooden floorboards, storage cupboard, radiator, large double glazed window to rear aspect overlooking the garden.

#### **BATHROOM**

6'10 x 5'4 (2.08m x 1.63m)

Double glazed frosted window to rear aspect, wc, wash hand basin with vanity units above and below, bath with shower attachment over, heated towel rail, coving to ceiling, vinyl flooring.

#### **LANDING**

Leading to:

#### **UNFINISHED LOFT ROOM**

18' max x 11'11 max (5.49m max x 3.63m max )

Velux window to front aspect having a sea glimpse, double glazed window to rear aspect overlooking the garden.

#### **EN SUITE**

7'2 x 5'6 (2.18m x 1.68m)

Unfinished with frosted window to rear aspect, wash hand basin, wc, shower cubicle (unfitted), vinyl flooring.

#### **ANNEXE**

Hallway accessed via the garden, leading to:

#### **LIVING ROOM/ BEDROOM**

12'7 into bay x 7'9 (3.84m into bay x 2.36m)

#### **EN SUITE**

5' x 3' (1.52m x 0.91m)

WC, sink and shower, tiled surround, frosted window to side aspect.

#### **OUTSIDE - FRONT**

Driveway providing off road parking, shrubs and plants.

#### **REAR GARDEN**

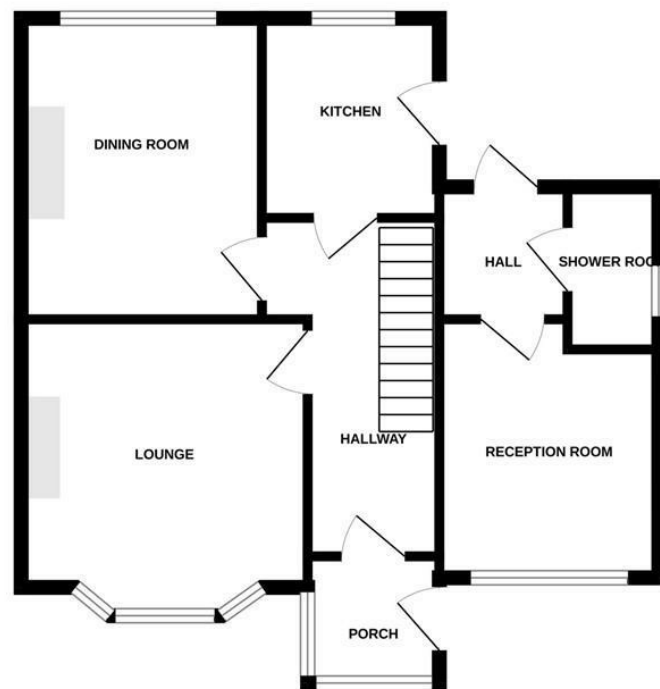
In need of cultivation with a decked seating area, good sized area of lawn, planted borders, shrubs and trees, wooden shed, greenhouse.

Council Tax Band: C





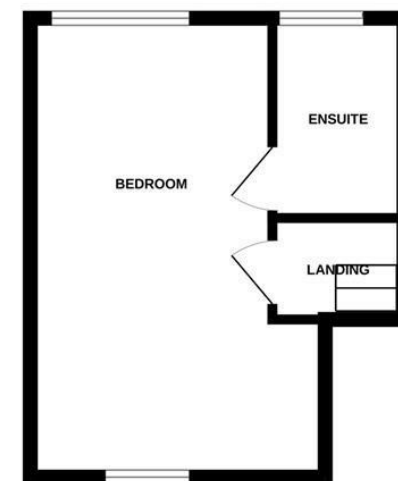
GROUND FLOOR



1ST FLOOR



2ND 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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