



PCMA

ESTATE AGENTS

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Offers In Excess Of £285,000

PCM Estate Agents welcome to the market an exciting opportunity to acquire this THREE BEDROOM SEMI-DETACHED HOUSE with OFF ROAD PARKING and a LARGE GARDEN. Conveniently located on this sought-after road within St Leonards, in easy reach of the seafront, a vast range of amenities and bus routes providing access to central St Leonards and Hastings.

Accommodation is arranged over two floors comprising an entrance hall, lounge, kitchen, GROUND FLOOR SHOWER ROOM, upstairs landing, THREE BEDROOMS and a bathroom. The property has gas fired central heating, double glazing, OFF ROAD PARKING and a GOOD-SIZED REAR GARDEN.

Please call the owners agents now to book your viewing.

EXTERNAL POCRH

Double glazed front door with windows either side having frosted glass for privacy, opening to:

ENTRANCE HALL

Stairs rising to upper floor accommodation, radiator, under stairs storage cupboard, doors to:

LOUNGE

16'1 into bay x 11'7 (4.90m into bay x 3.53m)

High ceiling, picture rail, double radiator, television point, double glazed bay window to front aspect.

KITCHEN

11'4 x 11' (3.45m x 3.35m)

Fitted with a matching range of eye and base level cupboards and drawers with worksurfaces over, tiled splashbacks, four ring gas hob, waist level oven and grill, inset drainer-sink unit with mixer tap, space and plumbing for washing machine, space for tumble dryer and tall fridge freezer, double radiator, ample space for small breakfast table, double glazed window and door to rear aspect having views and access onto the garden.

SHOWER ROOM

Wet room style with walk-in shower area having electric shower, pedestal

wash hand basin, low level wc, non-slip flooring, part tiled walls, double glazed window to rear aspect.

FIRST FLOOR LANDING

Loft hatch, doors to:

BEDROOM

16'2 x 10'3 (4.93m x 3.12m)

Coving to ceiling, radiator, double glazed bay window to front aspect.

BEDROOM

11'1 x 11'2 (3.38m x 3.40m)

Radiator, coving to ceiling, double glazed window to rear aspect having lovely views onto the garden and some sea views beyond.

BEDROOM

9'4 x 6'3 (2.84m x 1.91m)

Radiator, coving to ceiling, double glazed window to front aspect.

BATHROOM

Panelled bath with electric shower over, pedestal wash hand basin, low level wc, heated towel rail, extractor for ventilation, double glazed pattern glass window to rear aspect.

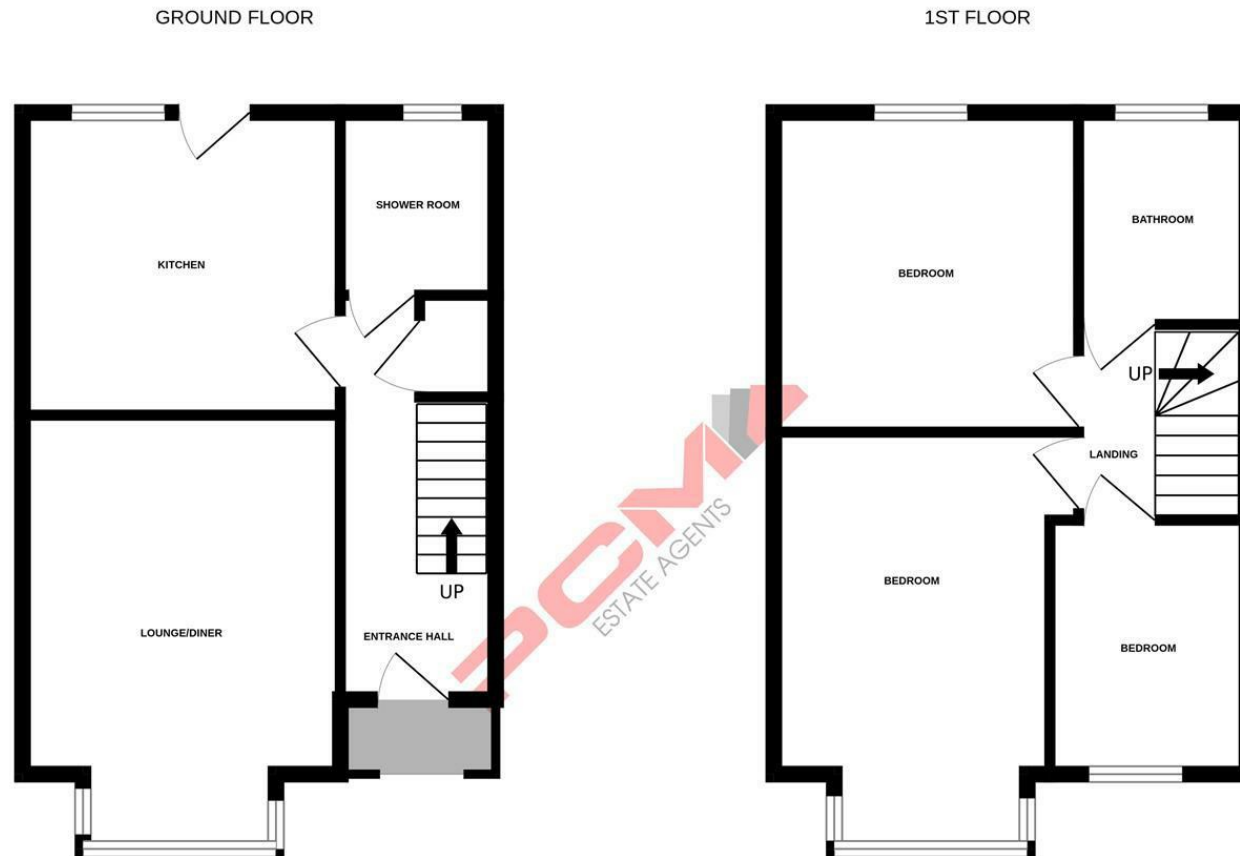
OUTSIDE - FRONT

Driveway providing off road parking.

REAR GARDEN

Offering ample patio space to eat al-fresco and entertain, fenced boundaries, gated side access, wooden shed, areas of lawn.





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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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.

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	