



PCM Estate Agents are delighted to present to the market this CHAIN FREE TWO BEDROOM GEORGIAN CHARACTER HOUSE offering 947 sq/feet of accommodation and positioned within central St Leonards on a sought-after street just a short walk from a vast range of amenities including independent shops, eateries and artisan bakeries. The vendor advises us that this property is a James Burton Washerwomen's cottage - dated 1830.

This CHARACTER HOME offers accommodation arranged over THREE FLOORS, to the ground floor there are TWO SPACIOUS RECEPTION ROOMS, lower floor with an IMPRESSIVE DUAL ASPECT OPEN PLAN KITCHEN-DINING-FAMILY ROOM with access onto the SUNNY REAR COURTYARD, whilst to the first floor there are TWO BEDROOMS and a bathroom with bath and shower. SEA VIEWS can be enjoyed from the second bedroom and there are PERIOD FEATURES including EXPOSED FLOORBOARDS, FIREPLACES and EXPOSED BRICK WALLS.

Located just a short stroll from Warrior Square railway station and West St Leonards railways station with convenient links to London.

Viewing comes highly recommended, please call the owners agents now to book your viewing.

STORM PORCH

Wooden front door opening into:

RECEPTION ROOM

14' x 12'7 (4.27m x 3.84m)

Exposed painted wooden floorboards, cast iron column style radiator, partially exposed brick walls, period fireplace, telephone point, stairs rising to upper floor accommodation with under stairs storage cupboard, beamed ceiling, sash window to front aspect with secondary glazing, internal French doors opening to:

RECEPTION ROOM

14' x 10'2 (4.27m x 3.10m)

Exposed painted wooden floorboards, partially exposed brick walls, column style radiator, beamed ceiling, stairs descending to the lower ground floor accommodation, two sash windows to rear aspect with secondary glazing.

LOWER FLOOR

Leading to:

KITCHEN-DINING-FAMILY ROOM

21'5 x 13'6 (6.53m x 4.11m)

Impressive open plan room being dual aspect with sash window to front aspect having secondary glazing, further wooden door to front aspect providing access to a front courtyard with steps up to street level, two wooden framed double glazed windows to rear aspect and wooden double glazed French doors opening to the courtyard garden, under stairs storage

cupboard housing the wall mounted boiler and offering additional storage space, wood laminate flooring, two cast iron column radiators, exposed brick wall, fireplace with wood burning stove, beamed ceilings. The kitchen area is fitted with a range of base level cupboards and drawers with worksurfaces over, four ring gas hob with oven below, ceramic Belfast sink with mixer tap, space for tall fridge freezer, additional cupboard having space and plumbing for washing machine and the wall mounted consumer unit for the electrics.

FIRST FLOOR LANDING

Loft hatch providing access to loft space, exposed painted wooden floorboards, doors opening to:

BEDROOM

14'4 x 8'5 (4.37m x 2.57m)

Exposed painted wooden floorboards, built in wardrobes, radiator, window to front aspect with secondary glazing.

BEDROOM

14'1 x 6'9 (4.29m x 2.06m)

Exposed painted wooden floorboards, partially exposed brick walls, radiator, two sash windows with secondary glazed units to the rear aspect affording the most lovely sea views.

BATHROOM/ SHOWER ROOM

Contemporary suite with a Victorian style roll top bathtub with mixer tap and shower attachment, separate walk in shower enclosure with rain style shower head, wall mounted wash hand basin, contemporary style low level wc, partially wood panelled and part tiled walls, tiled flooring, two ladder style heated towel rail, down lights, partially exposed brick wall.

FRONT COURTYARD

Steps up to street level.

REAR COURTYARD

Enjoying plenty of afternoon sunshine, stone walls, patio offering ample space to sit out and eat al-fresco and an external wc.

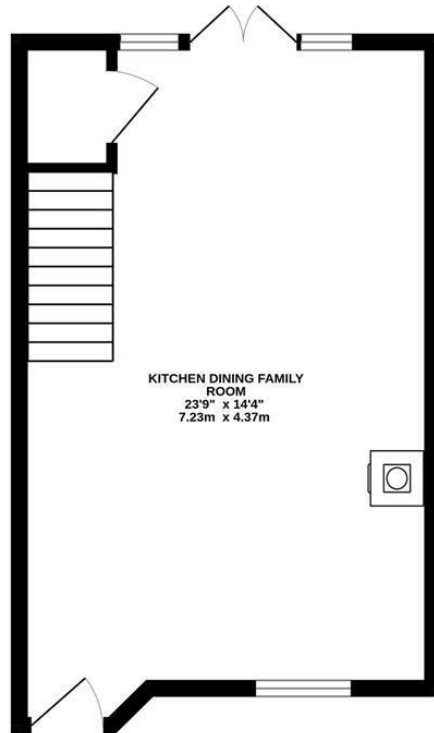
AGENTS NOTE

The vendor has advised that there is lapsed planning for a loft room. Further information can be found under planning reference: HS/FA/13/00569

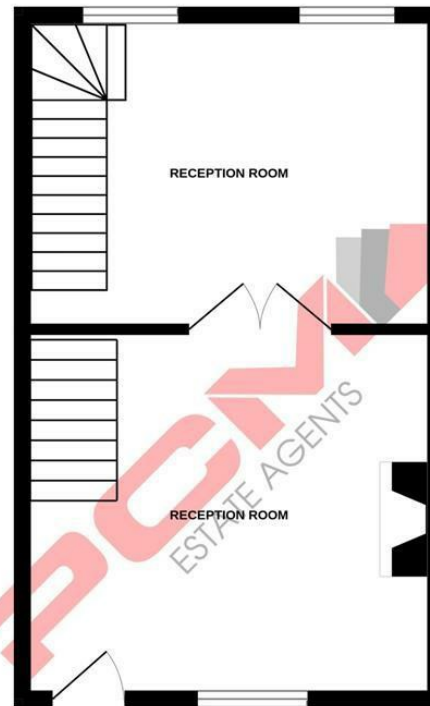
Council Tax Band: B



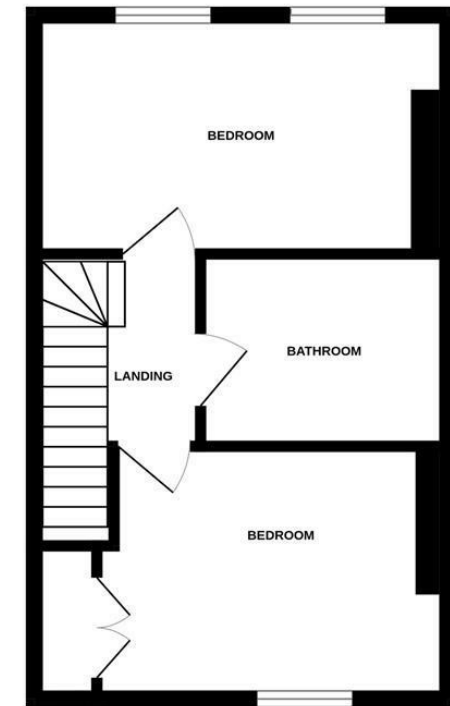
GROUND FLOOR



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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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	88

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	