



6, Blackman Avenue, St. Leonards-on-sea, TN38 9EE

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Price £280,000

PCM Estate Agents are delighted to present to the market an opportunity to secure this END OF TERRACED THREE BEDROOM HOUSE, conveniently positioned in the sought after region of St Leonards, with modern comforts including gas fired central heating and double glazing.

Offering exceptionally well presented and well proportioned accommodation arranged over two floors comprising an entrance hall with tiled flooring, DUAL ASPECT LIVING ROOM, separate MODERN KITCHEN-DINING ROOM and UTILITY ROOM. Upstairs, the landing provides access to THREE GOOD SIZED BEDROOMS and a LOVELY MODERN BATHROOM with shower over the bath.

Outside, there is potential for off road parking subject to permissions to lower the kerb, whilst to the rear there is a LANDSCAPED GARDEN with a decked patio, section of lawn and ample storage.

Conveniently positioned within reach of popular schooling establishments and local amenities within the area. The property must be viewed to appreciate the space and position on offer. Call the owners agents now to arrange your viewing and avoid disappointment.

DOUBLE GLAZED FRONT DOOR

Opening to:

ENTRANCE HALL

Stairs rising to the upper accommodation, tiled flooring, doors to:

DUAL ASPECT LIVING ROOM

18'2 x 10'8 (5.54m x 3.25m)

Radiator, television point, double glazed window to front aspect, double glazed French doors to rear providing access to the garden,

KITCHEN-DINING ROOM

13'4 max narrowing to 10'5 x 13'7 (4.06m max narrowing to 3.18m x 4.14m)

Modern and built with a range of matching eye and base level cupboards and drawers fitted with soft close hinges and having complimentary worksurfaces over, Cook and Lewis induction hob with cooker hood over and electric fan assist oven below, inset sink-drainer with mixer tap, space for tall fridge freezer, under stairs storage cupboard, ample space for dining table, wall mounted vertical radiator and a pantry style cupboard. Dual aspect with double glazed windows to side and rear elevation, with the rear window overlooking garden and a double glazed door to the rear opening into the garden itself.

UTILITY ROOM

8'3 x 7'5 (2.51m x 2.26m)

Tiled flooring, space for tall fridge freezer, space and plumbing for washing machine and tumble dryer set beneath kitchen worktop, space for hanging coats, wall mounted shelving, wall mounted cupboard concealed boiler, double glazed window to front aspect and double glazed door to side aspect.

FIRST FLOOR LANDING

ample storage, double glazed window to rear aspect, leading to:

BEDROOM

13'3 max x 12'6 (4.04m max x 3.81m)

radiator and a double glazed window to a front aspect.

BEDROOM

10'7 x 9'1 (3.23m x 2.77m)

Measurement excludes door recess. Loft hatch to loft space, radiator and double glazed window to front aspect.

BEDROOM

9'7 x 8' (2.92m x 2.44m)

Measurement excludes recess. Radiator and a double glazed window to rear aspect.

BATHROOM

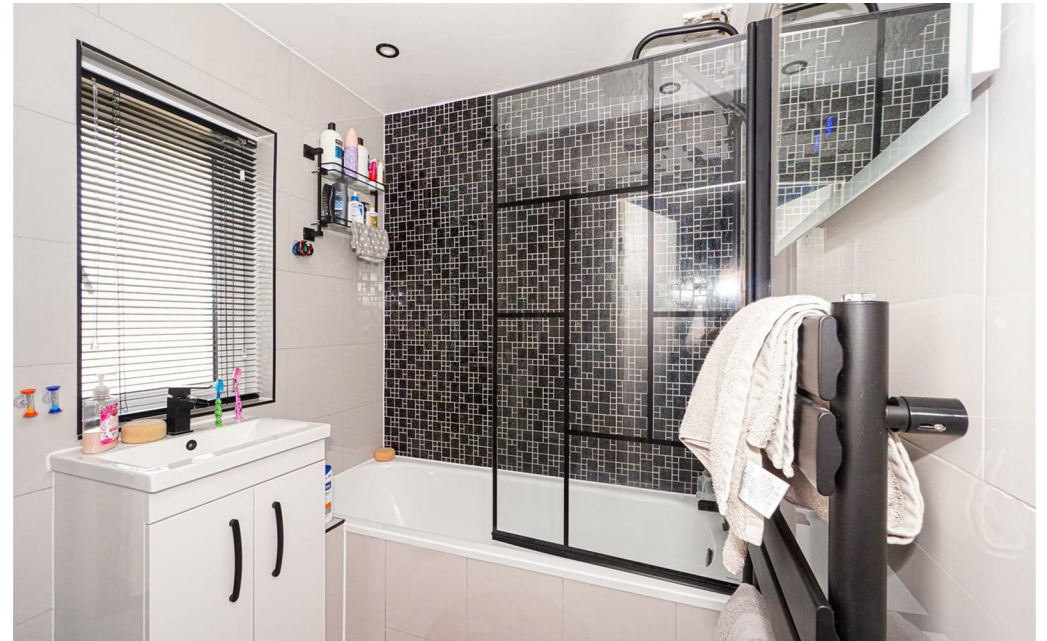
Panelled bath with mixer tap and shower over with rain style shower head and handheld shower attachment, dual flush low level wc, vanity enclosed wash hand basin with mixer tap, tiled walls, tiled flooring, ladder style heated towel rail, downlights, extractor fan for ventilation, two double glazed pattern glass windows two rear aspect.

OUTSIDE - FRONT

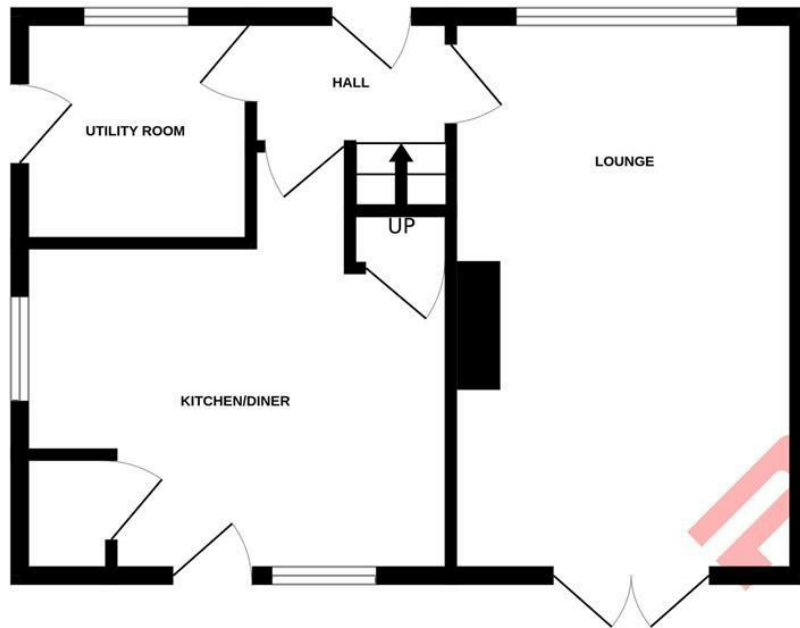
Potential for off road parking subject to permission to lower the kerb, metal storage unit.

REAR GARDEN

Extending to the rear and down the side elevation, laid with a decked patio, area of lawn, additional space down the side for a shed and storage, fence boundaries and side access to the front of the property.



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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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		