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Offers In Excess Of £300,000

PCM Estate Agents are delighted to present to the market an opportunity to acquire this SEMI-DETACHED THREE BEDROOM HOUSE in a convenient location, with gas central heating, block paved drive providing OFF ROAD PARKING for multiple vehicles and an ENCLOSED LOW-MAINTENANCE GARDEN.

Step inside to be greeted by a spacious entrance hall where you can access the living room, OPEN PLAN KITCHEN-DINING ROOM with STONE COUNTERTOPS and INTEGRATED APPLIANCES, in addition there is a side hall that provides access to a DOWNSTAIRS SHOWER ROOM and a UTILITY. There is also front and rear access from the side hall. Upstairs, the landing provides access to THREE BEDROOMS in addition to a further SHOWER ROOM. The property has undergone work in recent months, including the kitchen and shower rooms.

Conveniently positioned within easy reach of popular schooling establishments and nearby amenities. Viewing comes highly recommended, please call the owners agents now to book your viewing.

DOUBLE GLAZED FRONT DOOR

Opening into:

PORCH

Double glazed windows to both side and front elevations, double glazed door opening into:

ENTRANCE HALL

Stairs rising to upper floor accommodation, dado rail, wood panelling, radiator, doors to;

LIVING ROOM

13'5 x 12'9 (4.09m x 3.89m)

Television point, radiator, double glazed window to front aspect.

KITCHEN-DINING ROOM

19' x 10'4 (5.79m x 3.15m)

Newly fitted with a range of eye and base level cupboards and drawers with soft close hinges, quartz countertops and matching upstands, Lamona electric hob, integrated cooker hood, AEG waist level double oven and grill, space for tall fridge freezer, sunken ceramic sink with mixer tap and moulded drainer into the quartz countertop, breakfast bar seating area, wood laminate flooring laid in herringbone pattern, under stairs storage cupboard, wall mounted vertical radiator, integrated dishwasher, double glazed window and sliding patio door to rear aspect with views and access onto the garden, double glazed door to side opening into:

SIDE HALLWAY

Tiled flooring, double glazed door to rear aspect opening into the garden, opening to:

UTILITY AREA

9'10 x 9'2 (3.00m x 2.79m)

Radiator, continuation of the tiled flooring, extractor fan, space and plumbing for washing machine and tumble dryer set beneath kitchen worksurface, double glazed window to front aspect.

SHOWER ROOM

Walk in shower unit with electric shower, dual flush low level wc, vanity enclosed wash hand basin with mixer tap, marble effect aquaborded walls, tiled flooring, ladder style heated towel rail, extractor fan for ventilation.

FIRST FLOOR LANDING

Half landing with double glazed window to side aspect, main landing with loft hatch providing access to loft space, doors to:

BEDROOM

11'3 x 11'2 (3.43m x 3.40m)

Built in storage cupboard, radiator, double glazed window to front aspect.

BEDROOM

11'5 x 12' (3.48m x 3.66m)

Built in storage, radiator, double glazed window o rear aspect.

BEDROOM

8'4 x 8'3 (2.54m x 2.51m)

Radiator, double glazed window to front aspect.

SHOWER ROOM

Lovely walk in shower with rain style shower head and hand-held shower attachment, concealed cistern dual flush low level wc, wall mounted vanity wash hand basin with chrome mixer tap, marble effect aquaborded walls, ladder style heated towel rail, wood laminate flooring, cupboard concealed wall mounted boiler, double glazed window with obscured glass to side aspect.

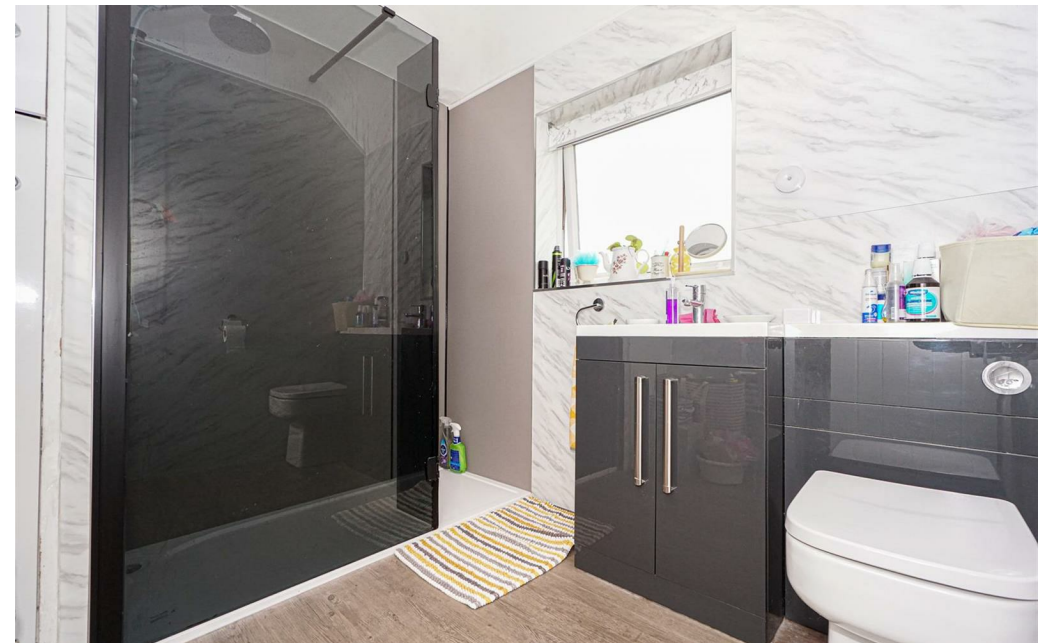
OUTSIDE - FRONT

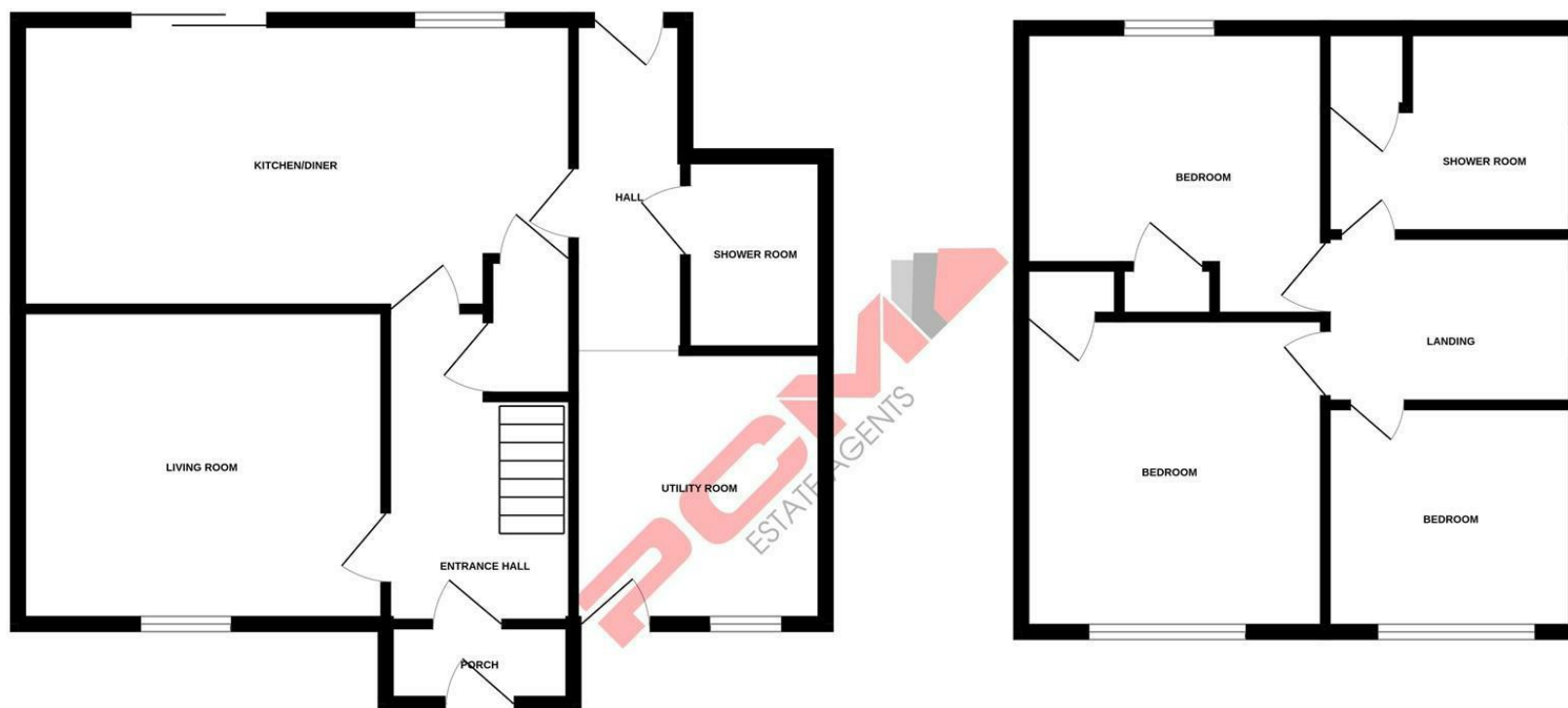
Block paved driveway providing off road parking for multiple vehicles and EV charging point located on the front/ side elevation.

REAR GARDEN

Stone patio abutting the property with steps up onto a section of level lawn, raised planting bed, large summer house, outside water tap, fenced boundaries. The garden is accessible from the side hallway and the kitchen.

Council Tax Band: B





TOTAL FLOOR AREA : 1094 sq.ft. (101.7 sq.m.) approx.

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	