



ESTATE AGENTS

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**Price £230,000**



PCM Estate Agents are pleased to offer this SPACIOUS TWO BEDROOM END TERRACED HOUSE offer to the market CHAIN Free with PLENTY OF POTENTIAL. The property benefits from a GENEROUS FRONTAGE surrounded by hedging and a well established REAR GARDEN with a paved area and greenhouse.

This well proportioned property is IN NEED OF MODERNISATION and comprises a 19ft LOUNGE, separate DINING ROOM, kitchen and UTILITY ROOM, first floor landing, TWO BEDROOMS and a bathroom. The property also benefits from a MATURE REAR GARDEN.

Situated within reach of local schools and bus routes to Hastings Town Centre with it's comprehensive range of shopping, sporting, recreational facilities, mainline railway station, seafront and promenade.

Please call the owners agents now to book your viewing and avoid disappointment.

#### **DOUBLE GLAZED FRONT DOOR**

Leading to:

#### **ENTRANCE LOBBY**

Windows to front and side aspects, leading to:

#### **ENTRANCE HALL**

Stairs rising to upper floor accomodation, radiator, telephone point. door to:

#### **LOUNGE**

16'1 max x 9'1 max (4.90m max x 2.77m max )

Two double glazed windows providing a dual aspect, electric fire, radiator.

#### **DINING ROOM**

13'1 x 7'1 (3.99m x 2.16m)

Radiator, cupboard housing the boiler, double glazed window overlooking the garden, opening to:

#### **KITCHEN**

6'1 x 7'1 (1.85m x 2.16m)

Fitted with eye and base level cupboards and drawers, worksurfaces, space for cooker, double glazed window to side aspect, door to:

#### **LAUNDRY ROOM**

6'1 x 4' (1.85m x 1.22m)

Housing freezer, plumbing and space for washing machine, double glazed window and door providing access to rear garden.

#### **FIRST FLOOR LANDING**

Airing cupboard, doors to:

#### **BEDROOM**

14' x 10' max (4.27m x 3.05m max )

Dual aspect double glazed windows providing views to the sea, radiator.

#### **BEDROOM**

14 into alcove x 8'1 (4.27m into alcove x 2.46m)

Dual aspect with double glazed windows, radiator, storage cupboard.

#### **BATHROOM**

7'1 x 5'1 (2.16m x 1.55m)

Frosted double glazed window, white suite comprising a panelled bath with mixer tap and shower over, pedestal wash hand basin and low level wc.

#### **REAR GARDEN**

Patio area with wooden shed, area of lawn, mature shrubs and plants, further patio area with greenhouse.

#### **OUTSIDE - FRONT**

Generous front garden offering a private and secluded setting, surrounded by hedging.

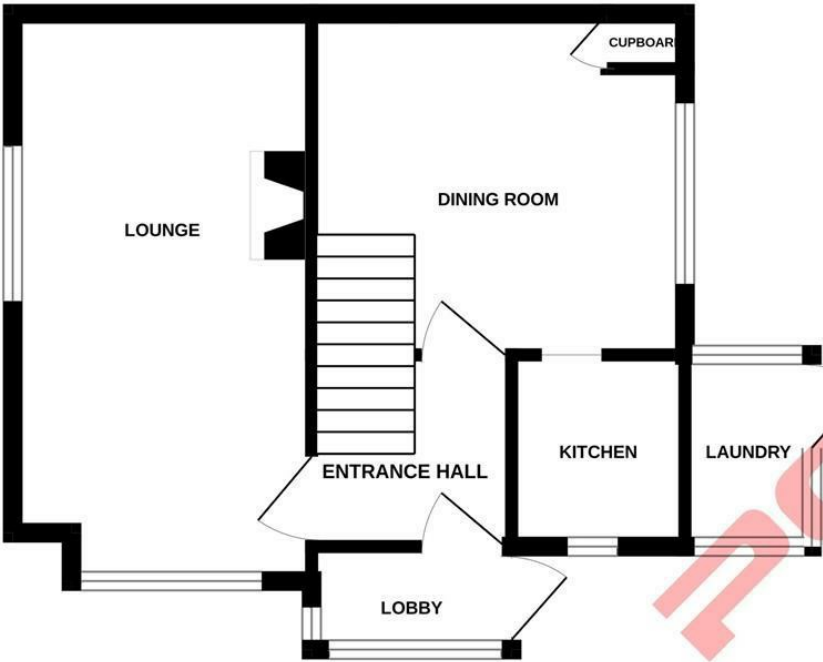
Council Tax Band: B



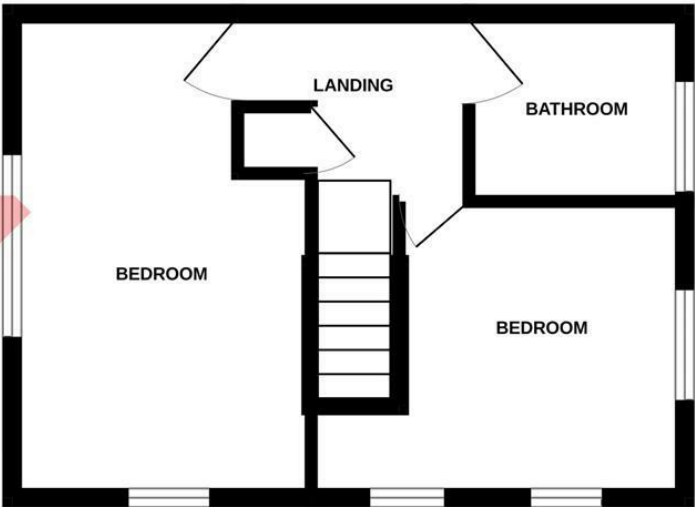




GROUND FLOOR



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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	