



ESTATE AGENTS

**21, Warren Close, St. Leonards-On-Sea, TN38 8DT**

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Tel: 01424 839111

**Offers In Excess Of £245,000**

PCM Estate Agents offer to the market CHAIN FREE an opportunity to acquire this END OF TERRACED THREE BEDROOM HOUSE with OFF ROAD PARKING, double glazing, gas central heating and an ENCLOSED PRIVATE REAR GARDEN. Positioned on a sought-after road within St Leonards with a PLEASANT OUTLOOK off the back onto an area of woodland.

Inside the property offers accommodation arranged over two floors comprising an entrance hall, DOWNSTAIRS WC, lounge, KITCHEN-DINER with access and views onto the garden, upstairs landing, THREE BEDROOMS and a bathroom. The property does present well to the market, however is IN NEED OF MODERNISATION, offering the eventual buyer the perfect opportunity to put their personality into the home and add value.

Situated 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 to:

#### **ENTRANCE HALL**

Wall mounted consumer unit for the electrics, radiator, doors to:

#### **DOWNSTAIRS WC**

Low level wc, wash hand basin, tiled walls, double glazed window to front aspect.

#### **LIVING ROOM**

17' x 11'8 (5.18m x 3.56m )

Stairs rising to upper floor accommodation, under stairs storage cupboard, coving to ceiling, radiator, television point, door to:

#### **KITCHEN-DINER**

15'9 x 9'6 (4.80m x 2.90m )

Fitted with a matching range of eye and base level cupboards and drawers with worksurfaces over, four ring gas hob with oven below and extractor over, inset drainer-sink unit with mixer tap, wall mounted boiler, space and plumbing for washing machine, space for further under counter appliance, space for tall fridge freezer, radiator, tiled flooring, radiator, extractor for ventilation, double

glazed window and sliding patio doors to rear aspect allowing for a pleasant outlook and access onto the garden.

#### **FIRST FLOOR LANDING**

Loft hatch, coving to ceiling, large cupboard, doors to:

#### **BEDROOM**

11'9 x 9'6 (3.58m x 2.90m)

Radiator, double glazed window to front aspect.

#### **BEDROOM**

9'5 x 9'4 (2.87m x 2.84m)

Coving to ceiling, radiator, double glazed window to rear aspect with views onto the garden and beyond to an area of woodland.

#### **BEDROOM**

14' narrowing to 7'5 x 7' narrowing to 3'6 (4.27m narrowing to 2.26m x 2.13m narrowing to 1.07m)

Built in wardrobes, radiator, coving to ceiling, double glazed window to front aspect.

#### **BATHROOM**

Pedestal wash hand basin, low level wc, panelled bath with mixer tap and shower attachment, heated towel rail, part tiled walls, extractor for ventilation, double glazed pattern glass window to rear aspect.

#### **OUTSIDE - FRONT**

Lawned front garden, pathway to front door, off road parking for one vehicle.

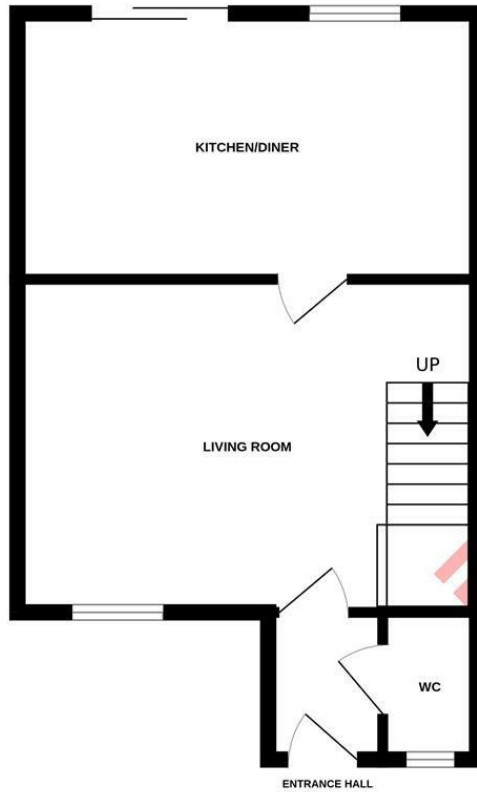
#### **REAR GARDEN**

Accessed via the kitchen with a few steps down to a concrete patio, opening up onto a section of lawn, wrapping around the side elevation, gated side access to front, outside water tap, fenced boundaries and a pleasant outlook.

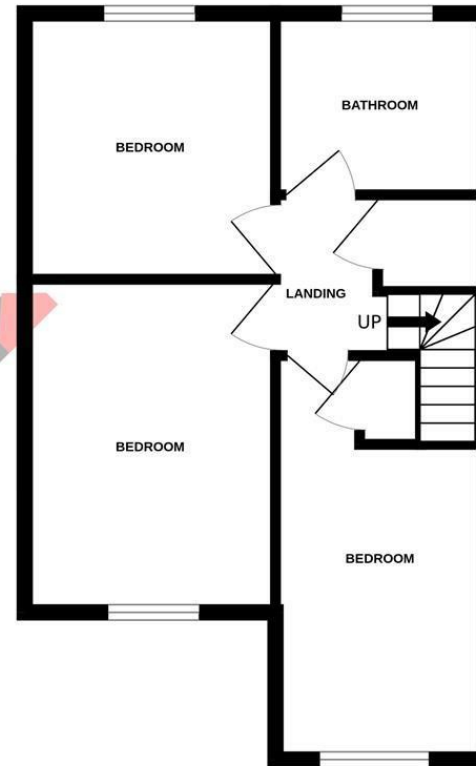
Council Tax Band: C



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	