



ESTATE AGENTS

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Price £275,000

PCM Estate Agents are delighted to present to the market this CHARMING OLDER-STYLE THREE BEDROOM TERRACED FAMILY HOME, nestled in the highly sought-after St. Leonards, just a stone's throw from the vibrant Silverhill area.

Perfectly balancing PERIOD CHARM with MODERN COMFORT, this home is within easy reach of a wealth of local shops and popular schooling options. At the rear, a GENEROUS GARAGE and a beautifully LANDSCAPED GARDEN provide a TRANQUIL ESCAPE.

Inside, the property offers versatile accommodation across two floors, including a welcoming entrance hall, a COSY LOUNGE, a separate DINING ROOM, and a WELL-APPOINTED KITCHEN. There's also a convenient DOWNSTAIRS WC. Upstairs, the bright landing leads to THREE WELL-PROPORTIONED BEDROOMS and a family bathroom.

Early viewing is strongly recommended, call the owners today to avoid disappointment.

PRIVATE FRONT DOOR

Leading to;

ENTRANCE HALLWAY

Stairs rising to upper floor accommodation, radiator, open plan onto;

DINING ROOM

14'6" max x 10'5" (4.42m max x 3.18m)

Radiator, double doors to sun room, doorway to kitchen and further double doors to;

LOUNGE

12'7" max x 11'6" (3.84m max x 3.51m)

Double glazed bay window to front aspect, feature fire surround, radiator, telephone and television points.

KITCHEN

9'7" x 8'10" (2.92m x 2.69m)

Fitted with a range of eye and base level units with work surfaces over, four ring gas hob with oven below and extractor above, integrated dishwasher,

space for fridge freezer and tumble dryer, inset sink with mixer tap, double glazed window to side aspect, part tiled walls, tiled flooring, wall mounted radiator, door to;

DOWNSTAIRS WC/ UTILITY ROOM

8'11" x 2'3" (2.72m x 0.69m)

Low level dual flush wc, wash hand basin with tiled splashback, plumbing for washing machine, obscured window to side aspect.

FIRST FLOOR LANDING

Storage cupboard, loft hatch.

MASTER BEDROOM

15'0" max x 10'0" (4.57m max x 3.05m)

Two double glazed windows to front aspect, radiator, wood flooring.

BEDROOM TWO

10'6" x 9'1" (3.20m x 2.77m)

Double glazed window to rear aspect, radiator and wood flooring.

BEDROOM THREE

7'4" x 6'1" (2.24m x 1.85m)

Double glazed window to side aspect, radiator, wood flooring.

BATHROOM

9'1" x 4'9" (2.77m x 1.45m)

Well presented family bathroom having panelled bath with mixer tap and shower attachment over, low level dual flush wc, wash hand basin, part tiled walls, tiled flooring, radiator, double glazed window to rear aspect, storage cupboard housing boiler.

REAR GARDEN

Private and secluded family friendly rear garden having a courtyard area with coal shed and steps rising to a good sized level area mainly laid to lawns with side access to the rear of the property, access to:

GARAGE

23'1" x 12'3" (7.04m x 3.73m)

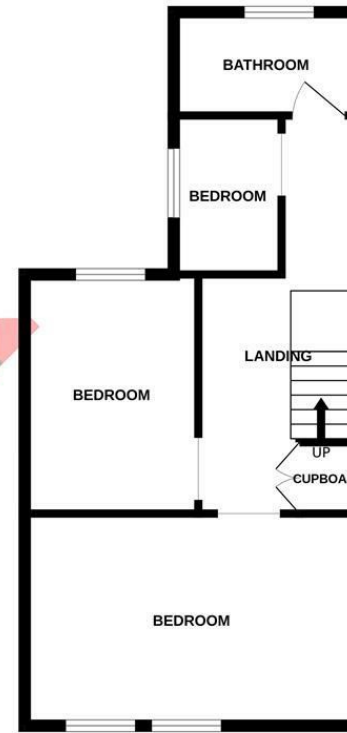
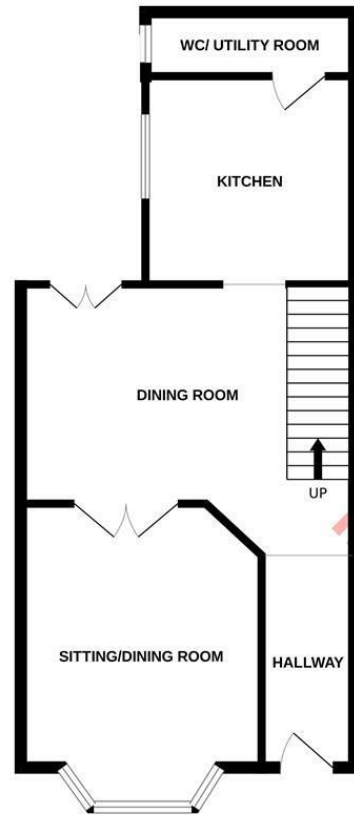
Up and over door, power and lighting.

Council Tax Band: B

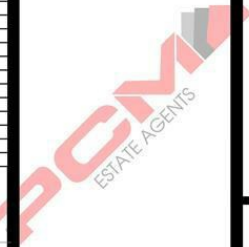


GROUND FLOOR

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			88
(81-91) B		69	
(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	