





PCM Estate Agents are delighted to present to the market an opportunity to acquire this THREE BEDROOM OLDER STYLE TERRACED HOUSE conveniently positioned within St Leonards and offering modern comforts including gas fired central heating and double glazing.

Accommodation is well-proportioned and arranged over two floors comprising a BEAUTIFULLY LANDSCAPED FAMILY FRIENDLY GARDEN. Step inside to be greeted by an entrance hall leading to a LOUNGE-DINING ROOM, KITCHEN-BREAKFAST ROOM and bathroom, whilst to the first floor the landing provides access to THREE VERY GOOD SIZED BEDROOMS and a wc. Both the kitchen and bathroom are modern.

There are FRONT AND REAR GARDENS, with the rear being a particular feature of this family home, offering an EXPANSIVE space being laid to lawn with patio seating areas providing ample space to eat al-fresco or entertain, as well as having ample space for children to play.

This FAMILY HOME is positioned close to popular schooling establishments and nearby amenities. Please call the owners agents now to book your viewing.

#### **PRIVATE FRONT DOOR**

Opening into:

#### **ENTRANCE HALL**

Stairs rising to upper floor accommodation, radiator, wood laminate flooring, door to:

#### **LOUNGE-DINING ROOM**

14'10 x 13'1 (4.52m x 3.99m )

Light and airy room with double glazed window to front aspect, partially wood panelled walls, under stairs storage cupboard, wood laminate flooring, radiator, fireplace, door to

#### **INNER HALL**

Leading to:

#### **KITCHEN-BREAKFAST ROOM**

13'1 max narrowing to 8'4 x 7'8 max (3.99m max narrowing to 2.54m x 2.34m max)

Tiled flooring, double glazed windows and doors to rear aspect with views and access onto the garden, wall mounted cupboard concealed boiler, ample space

for breakfast table, modern and 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, space and plumbing for washing machine, space for tall fridge freezer, part tiled walls, lovely views and access onto the garden.

#### **BATHROOM**

Low level wc, wall mounted vanity enclosed wash hand basin with mixer tap, panelled bath with mixer tap and shower attachment, tiled walls, tiled flooring, extractor fan for ventilation, double glazed obscured glass window to rear aspect.

#### **FIRST FLOOR LANDING**

Loft hatch providing access to loft space, doors to:

#### **BEDROOM ONE**

17'5 max narrowing to 14'8 x 9'7 (5.31m max narrowing to 4.47m x 2.92m)

Open cupboard above stairs, radiator, two double glazed windows to front aspect.

#### **BEDROOM TWO**

11'9 x 10'9 (3.58m x 3.28m)

Radiator, double glazed window to rear aspect framing lovely views over the garden.

#### **BEDROOM THREE**

8'5 x 7'8 (2.57m x 2.34m)

Large storage cupboard, radiator, double glazed window to rear aspect with lovely views over the garden.

#### **WC**

Dual flush low level wc, vanity enclosed wash hand basin with mixer tap and tiled splashback, extractor fan for ventilation.

#### **OUTSIDE - FRONT**

Patio path with a few steps down to the front door, lawned front garden with established plants and shrubs, shared gated secure access between neighbouring properties providing access to the garden.

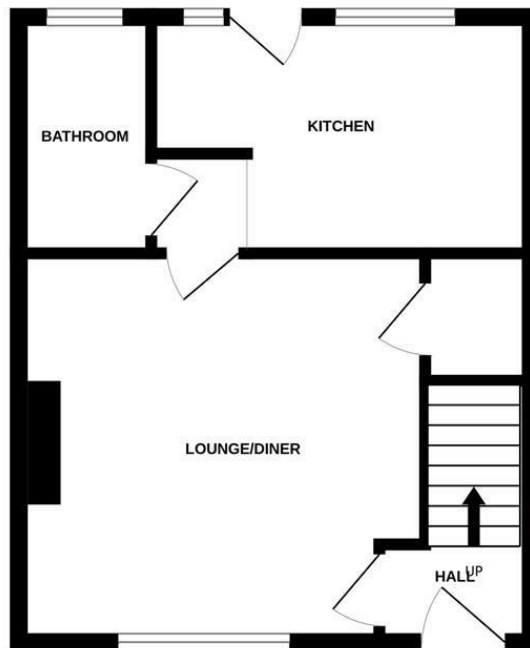
#### **REAR GARDEN**

Large and family friendly, outside water tap, gated side access leading to the front, laid to lawn with a decked patio in addition to further concrete patio, established plants and shrubs, wooden shed, greenhouse with planted borders, enjoying plenty of sunshine.

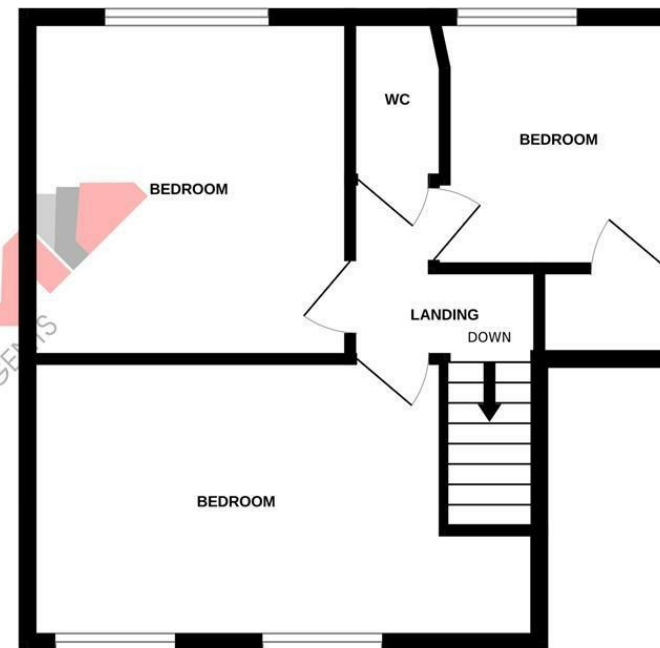
Council Tax Band: B



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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