



ESTATE AGENTS

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**Price £215,000**

PCM Estate Agents are delighted to present to the market an opportunity to secure this TWO BEDROOM TERRACED HOUSE, positioned in a quiet cul-de-sac within easy reach of local schooling establishments and nearby amenities.

Accommodation comprises an entrance hall, LOUNGE with FEATURE FIREPLACE, KITCHEN-DINER, upstairs landing, TWO DOUBLE BEDROOMS and a bathroom. Externally the property benefits from an ENCLOSED REAR GARDEN with area of lawn and patio, whilst to the front there is also a small area of garden. Modern comforts include gas central heating and double glazing.

Please call the owners agents to arrange a viewing and avoid disappointment.

#### **UPVC DOUBLE GLAZED DOOR**

With frosted insert, leading to:

#### **LOBBY/ HALLWAY**

Radiator, smoke alarm, thermostat.

#### **LOUNGE**

14'3 max x 12'5 max (4.34m max x 3.78m max )

Double glazed window to front aspect, feature fireplace with brick surround, coving to ceiling, under stairs storage cupboard, leading to:

#### **KITCHEN-DINER**

17'8 x 7'5 (5.38m x 2.26m)

Fitted with a range of eye and bae level cupboards, space for cooker with extractor fan over, inset sink, space and plumbing for washing machine, space for fridge freezer, tiled flooring, coving to ceiling, part tiled walls, radiator, double glazed window to rear aspect, double glazed doors leading to garden.

#### **FIRST FLOOR LANDING**

Loft hatch to loft space.

#### **BEDROOM**

17'7 max x 9'1 max (5.36m max x 2.77m max )

Over stairs storage cupboard, radiator, double glazed window to front aspect.

#### **BEDROOM**

10'10 x 8'11 (3.30m x 2.72m)

Picture rail, radiator, double glazed window to rear aspect.

#### **BATHROOM**

8'4 x 7'7 (2.54m x 2.31m)

Bath with shower over, wc, wash hand basin with storage beneath, heated towel rail, vinyl flooring, part tiled surround, wood panelling, picture rail, spotlights, double glazed frosted window to rear.

#### **OUTSIDE - FRONT**

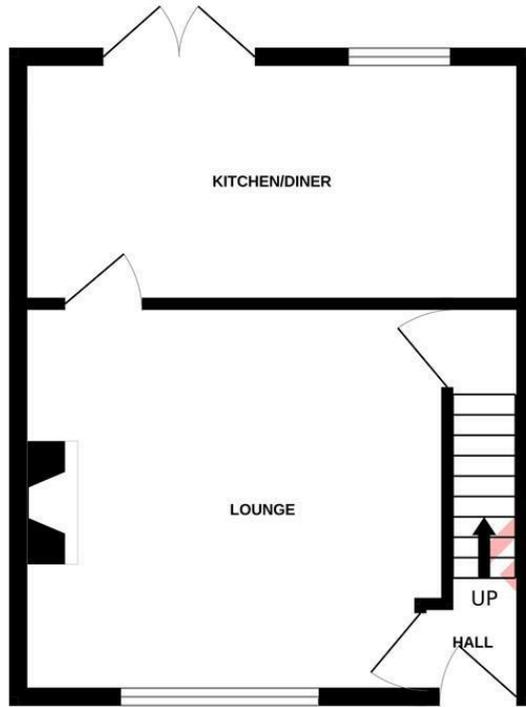
Part paved area, pathway to front door, area of lawn.

#### **REAR GARDEN**

Steps leading down to a patio area, gated side access, fenced surround, area of lawn, shed located at the rear.



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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C		71	
(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	

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.