



ESTATE AGENTS

24, Muirfield Rise, St. Leonards-On-Sea, TN38 0XL

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Price £250,000

PCM Estate Agents welcome to the market this MODERN TWO BEDROOM SEMI-DETACHED HOUSE with CONSERVATORY and OFF ROAD PARKING, gas central heating and double glazing. Conveniently positioned on this sought-after and quiet road within St Leonards, having a TERRACED GARDEN and well-proportioned accommodation.

Accommodation is arranged over two floors comprising an entrance hall, lounge, CONSERVATORY, kitchen, upstairs landing, TWO BEDROOMS and a bathroom.

Viewing comes highly recommended, please call the owners agents now to avoid disappointment.

DOUBLE GLAZED FRONT DOOR

Leading to:

WELCOMING ENTRANCE HALL

Radiator, wood laminate flooring, further door opening to:

KITCHEN

13'5 narrowing to 9'1 x 10'7 max (4.09m narrowing to 2.77m x 3.23m max) Fitted with a matching range of eye and base level cupboards and drawers with worksurfaces over, inset drainer-sink unit with mixer tap, space for gas cooker, space and plumbing for washing machine, space for under counter fridge, space for freezer, part tiled walls, wall mounted boiler, dual aspect with double glazed windows to front and side aspects.

LOUNGE

13' x 12'7 (3.96m x 3.84m)

Stairs rising to upper floor accommodation, coving to ceiling, television point, double radiator, dual aspect with double glazed window to side aspect and double glazed French doors opening to:

CONSERVATORY

10'5 x 7'8 (3.18m x 2.34m)

Part brick construction with double glazed windows to rear and side elevations, double glazed door providing access to the garden, radiator, power points.

FIRST FLOOR LANDING

Loft hatch, doors to:

BEDROOM

12'6 x 10'1 (3.81m x 3.07m)

Radiator, dual aspect room with double glazed window to side and rear aspect, having lovely far reaching views over St Leonards and including some partial views of the sea.

BEDROOM

10'3 x 6'8 (3.12m x 2.03m)

Measurement excludes door recess. Radiator, double glazed window to rear aspect.

BATHROOM

Panelled bath with mixer tap and shower attachment, pedestal wash hand basin, low level wc, part tiled walls, large storage cupboard with shelving, heated towel rail, double glazed window with pattern glass to front aspect.

REAR GARDEN

Terraced with a stone patio abutting the property, wooden shed, gated side access to the driveway, established planted areas with plenty of colourful rose bushes. To the first terrace there there steps down to a further area of garden with a variety of small trees and shrubs including an apple tree, and fenced boundaries.

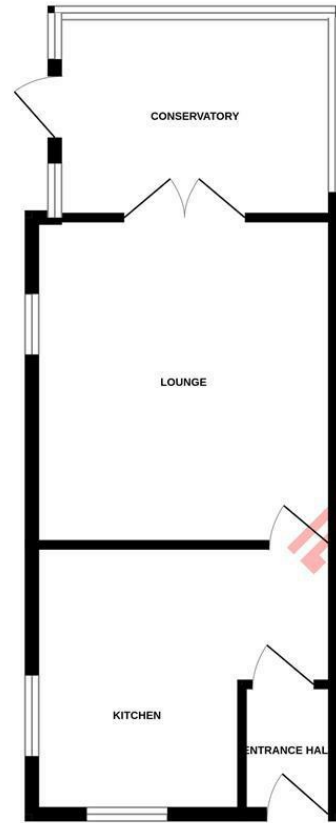
OUTSIDE - FRONT

Driveway providing off road parking.

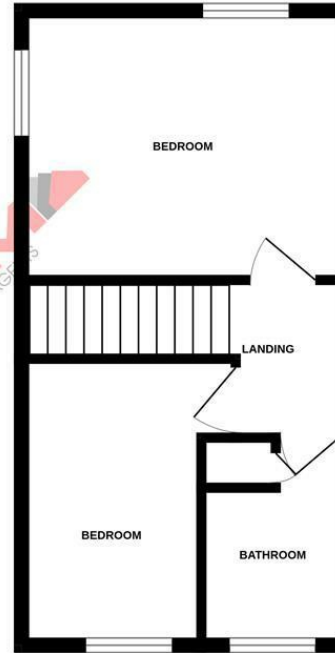
Council Tax Band: B



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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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 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		