



ESTATE AGENTS

49, Bristol Road, St. Leonards-On-Sea, TN38 9EN

Web: www.pcmestateagents.co.uk
Tel: 01424 839111

Price £280,000

PCM Estate Agents welcome to the market this spacious THREE BEDROOM END OF TERRACED HOUSE occupying a FANTASTIC CORNER PLOT with LARGE GARDENS to the rear and side. Located in a sought-after region of St Leonards, within easy reach of local schooling, making it an IDEAL FAMILY HOME. Offered to the market CHAIN FREE.

This spacious home has accommodation over two floors comprising an entrance hallway, 20ft TRIPLE ASPECT LOUNGE-DINER, separate kitchen, DOWNSTAIRS WC, first floor landing, THREE GOOD SIZED BEDROOMS and a family bathroom. A particular feature of this property is the garden, occupying a CORNER PLOT, with GENEROUS GARDENS to the rear and side that are FAMILY FRIENDLY. To the front there is also an OUTBUILDING providing storage space.

Conveniently within walking distance of a main bus route offering regular services running into Hastings Town Centre, with a convenience store located just a short walk away.

Please call the owners agents now to book your immediate viewing to avoid disappointment.

PRIVATE FRONT DOOR

Leading to:

ENTRANCE HALLWAY

Stairs rising to first floor accommodation, under stairs storage area, radiator, separate built in storage cupboard providing ample space for coats and shoes etc, wall mounted thermostat control.

LOUNGE-DINER

20'1 x 12'7 narrowing to 9'5 (6.12m x 3.84m narrowing to 2.87m)

Spacious triple aspect room with double glazed sliding patio doors to rear aspect leading out to the garden, double glazed windows to front and side aspects, radiator, telephone and television point, radiator.

KITCHEN

13'1 x 7'1 (3.99m x 2.16m)

Comprising a range of eye and base level units with worksurfaces over, four

ring gas hob with extractor above and oven below, under cabinet space for appliances, double glazed window to rear aspect overlooking the garden, part glazed door to rear aspect.

DOWNSTAIRS WC

WC, wash hand basin, double glazed obscured window to front aspect.

FIRST FLOOR LANDING

Built in storage/ airing cupboard, doors to:

BEDROOM

12'8 x 11' (3.86m x 3.35m)

Double glazed window to rear aspect, radiator.

BEDROOM

12'7 x 8'8 (3.84m x 2.64m)

Double glazed windows to front and side aspects, radiator.

BEDROOM

9'11 x 7' (3.02m x 2.13m)

Double glazed window to rear aspect, radiator.

BATHROOM

6'10 x 6' (2.08m x 1.83m)

Panelled bath with mixer tap and shower attachment, wc, wash hand basin, part tiled walls, extractor fan, double glazed obscured window to front aspect.

REAR GARDEN

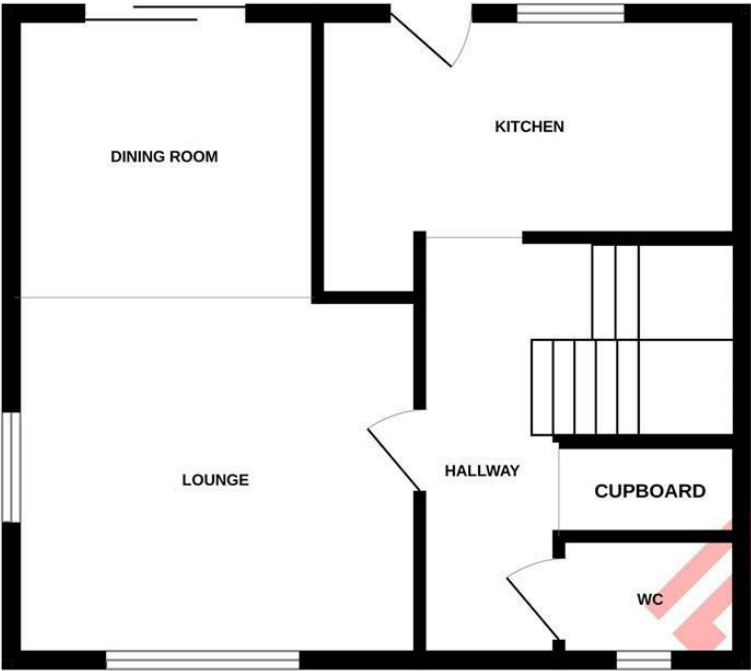
A particular feature of the property is this fantastic large garden that extends to a good size and is predominantly level throughout. The garden is mainly laid to lawn with enclosed fenced boundaries, gates providing rear and side aspect, enjoying a sunny outlook.

OUTBUILDING

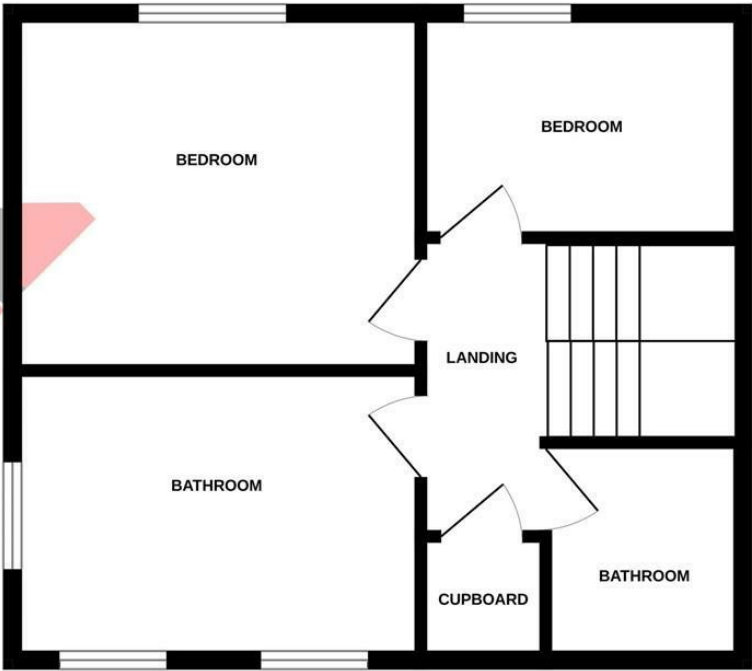
Located to the front of the property, providing ample storage space.



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.
Made with Metropix ©2025

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.

