



ESTATE AGENTS

4, Beauchamp Road, St. Leonards-On-Sea, TN38 9HN

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Price £250,000

PCM Estate Agents are delighted to offer for sale an opportunity to secure this THREE BEDROOM END TERRACED HOUSE with FANTASTIC LARGE REAR GARDEN and CONSERVATORY, located towards the end of a quiet cul-de-sac in St Leonards, within easy reach of local schooling making this an IDEAL FAMILY HOME.

The property offers spacious accommodation throughout comprising an entrance hallway, lounge, kitchen, CONSERVATORY and downstairs bathroom, whilst to the first floor there are THREE GOOD SIZED DOUBLE BEDROOMS. The property occupies a GENEROUS PLOT and a particular feature is the LARGE REAR GARDEN which is beautifully presented throughout.

The property is considered an IDEAL FAMILY HOME, please call now to arrange your immediate viewing to avoid disappointment.

PRIVATE FRONT DOOR

Leading to:

ENTRANCE HALLWAY

Stairs rising to first floor accommodation, radiator.

LOUNGE

13'5 x 11'9 (4.09m x 3.58m)

Double glazed window to front aspect, radiator, large under stairs storage cupboard, door to:

KITCHEN

9'9 x 9'1 (2.97m x 2.77m)

Comprising a range of eye and base level units with worksurfaces over, space for cooker, stainless steel inset sink with mixer tap, under cabinet space for a number of appliances including fridge and freezer, space and plumbing for washing machine and slimline dishwasher, wall mounted gas fired boiler, radiator, double glazed window to rear aspect overlooking the garden, door to:

REAR LOBBY

Door leading to conservatory and door to:

BATHROOM

Panelled bath with mixer tap, shower attachment and shower screen, wc, wash hand basin, radiator, double glazed obscured window to rear aspect.

CONSERVATORY

13'5 x 9'4 (4.09m x 2.84m)

Spacious and providing further seating and living space, radiator, double glazed windows to side and rear aspects overlooking the garden.

FIRST FLOOR LANDING

Double glazed window to side aspect, loft hatch.

BEDROOM

11'11 x 10' (3.63m x 3.05m)

Double glazed window to front aspect, built in storage cupboard, radiator.

BEDROOM

13'3 x 7' (4.04m x 2.13m)

Double glazed window to rear aspect.

BEDROOM

9'10 x 7'9 (3.00m x 2.36m)

Double glazed window to side aspect, radiator.

REAR GARDEN

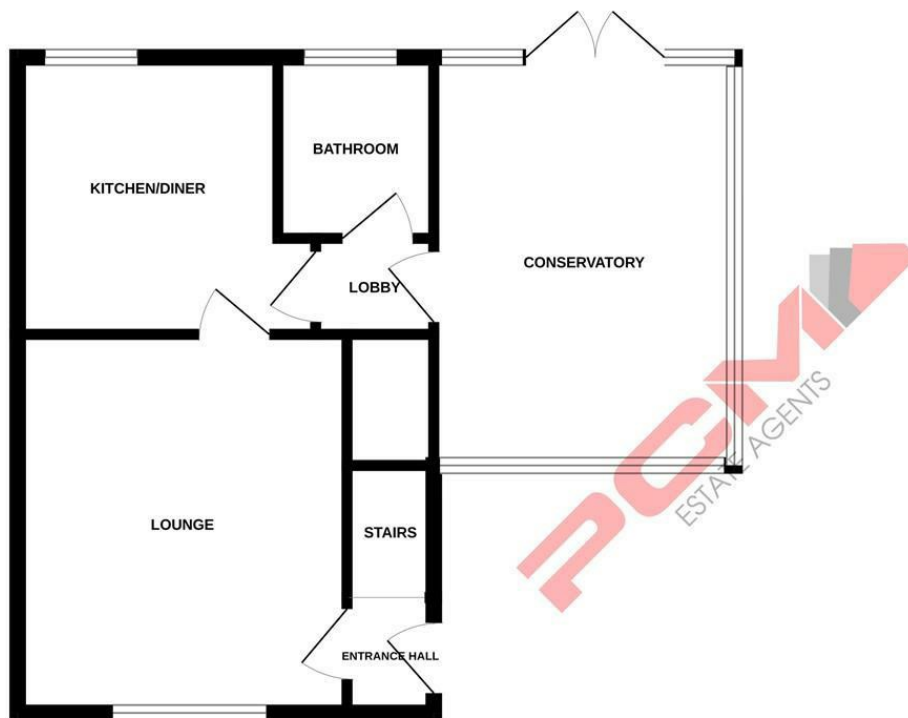
A particular feature of the property, being large, beautifully presented and predominantly level throughout. The garden offers an area of decking abutting the property and providing seating space, area of lawn with mature shrubs and trees, storage shed.

OUTSIDE- FRONT

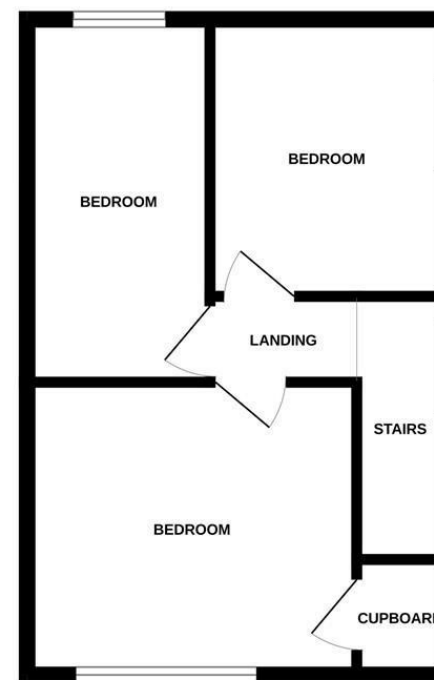
Small area of front garden.



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		
(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	