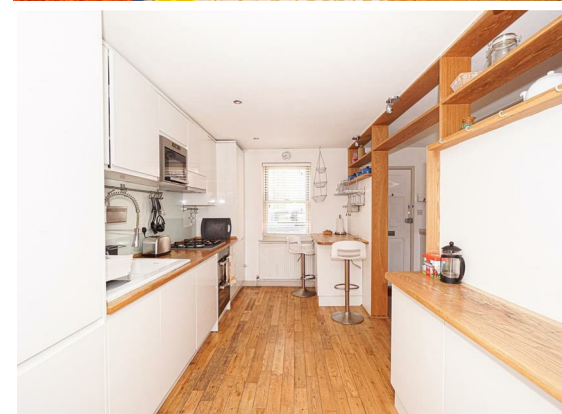




ESTATE AGENTS

2 Alfred Terrace, Alfred Street, St. Leonards-On-Sea, TN38 0HD

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

Price £350,000

**** LEASEHOLD HOUSE****

PCM Estate Agents are delighted to present to the market a opportunity to acquire this TUCKED AWAY OLDER STYLE MID TERRACED HOUSE located on an incredibly sought-after street within central St Leonards, just a short stroll from Warrior Square railway station with convenient links to London. Also situated within reach of a vast range of amenities including shops, cafe's and eateries within the area, as well as St Leonards seafront and promenade.

Accommodation is exceptionally well-presented and well-proportioned comprising an entrance hall, DOWNSTAIRS WC, LOUNGE-DINER, kitchen, upstairs landing, TWO BEDROOMS and a bathroom.

Viewing comes highly recommended, please call the owners agents now to book your appointment and avoid disappointment.

WOODEN FRONT DOOR

Opening into:

ENTRANCE HALL

Wood flooring, under stairs storage cupboard, stairs rising to upper floor accomodation, down lights, bespoke fitted partition with built in shelving and space for hanging coats, large opening into the kitchen and further doorway leading to:

LIVING ROOM

14'7 x 11'6 (4.45m x 3.51m)

Continuation of the wood flooring, down lights, radiator, sash window to rear aspect, large opening to:

KITCHEN

13'1 x 7'8 (3.99m x 2.34m)

Modern and built with a matching range of eye and base level cupboards and drawers fitted with soft close hinges, worksurfaces, range of integrated appliances including tall fridge freezer, four ring gas hob with oven and grill below with fitted cooker hood over, integrated microwave, breakfast bar seating area, wall mounted cupboard concealed boiler, radiator, inset one & ½ bowl ceramic drainer-sink with mixer spray tap, continuation of the wood flooring, sash window to front aspect, return opening to entrance hall.

WC

Low level wc, vanity enclosed wash hand basin with tiled splashback and chrome mixer tap, continuation of the wood flooring.

FIRST FLOOR LANDING

Loft hatch providing access to loft space, radiator, wood flooring, doors opening to;

BEDROOM

11'3 x 12'7 (3.43m x 3.84m)

Wood flooring, coving to ceiling, radiator, large cupboard, two sash windows to front aspect.

BEDROOM

12'9 x 8'1 (3.89m x 2.46m)

Wood flooring, coving to ceiling, loft hatch providing access to loft space, radiator, sash window to rear aspect having lovely views over rooftops and out to sea.

BATHROOM/ UTILITY

Panelled bath with mixer tap and shower over with rain style shower head and hand-held shower attachment, combination of glass shower screen and curtain, vanity enclosed wash hand basin with ample storage set beneath and chrome mixer tap, dual flush low level wc, space and plumbing for washing machine set beneath a solid oak worktop, range of built in cupboards, column style radiator, part tiled walls, sash window with pattern glass to rear aspect.

TENURE

We have been advised of the following by the vendor:

Lease: TBC

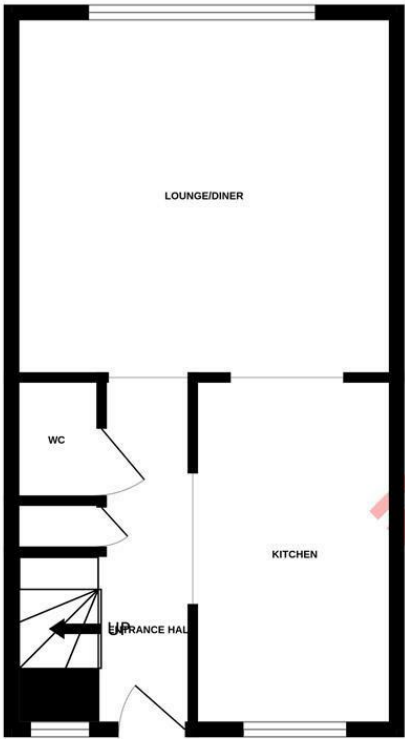
Service Charge: TBC

Ground Rent: £50 per annum.

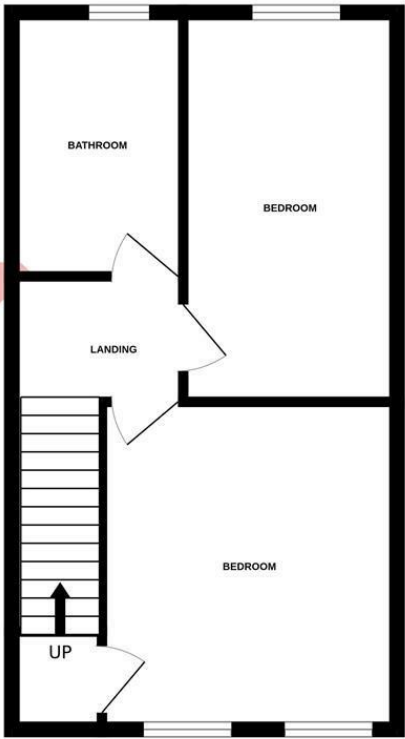
Council Tax Band: B



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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