



ESTATE AGENTS

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**Price £315,000**



PCM Estate Agents are delighted to present to the market an opportunity to acquire this CHAIN FREE END OF TERRACED THREE BEDROOM HOUSE, tucked away in a quiet location within this favoured region of St Leonards. The property benefits from a DETACHED GARAGE, a LOW-MAINTENANCE GARDEN, gas central heating and double glazing.

The property offers accommodation arranged over two floors comprising a spacious entrance hall, inner hall, GROUND FLOOR WC, DUAL ASPECT LOUNGE-DINER and a modern KITCHEN-BREAKFAST ROOM which leads to a CONSERVATORY. Upstairs, the landing provides access to a family bathroom and THREE BEDROOMS, two of which are good sized doubles, all of which have built in wardrobes or storage. The property has LOVELY SEA VIEWS extending off the front and a LOW-MAINTENANCE TERRACED GARDEN.

The real feature of this home is it's the fact that it's been SUBSTANTIALLY IMPROVED over the years by the current owner, with a front extension giving it a larger entrance hall than the average house in this location, a ground floor WC, the conservatory and detached garage.

Viewing comes highly recommended via the owners agents to avoid disappointment.

#### **DOUBLE GLAZED FRONT DOOR**

Window to the side opening into:

#### **ENTRANCE HALL**

Wood laminate flooring, vertical radiator, down lights, coving to ceiling, double glazed window to side aspect, open plan into:

#### **DOWNSTAIRS WC**

Dual flush WC, vanity wash hand basin with mixer tap, wall mounted radiator, tiled walls, wood laminate flooring.

#### **INNER HALL**

Ample storage space, stairs rising to upper accommodation, down lights, door open to the dual aspect lounge diner and door to the kitchen-breakfast room.

#### **LOUNGE-DINER**

21'4 max x 11'5 max (6.50m max x 3.48m max )

Dual aspect with double glazed windows to the front aspect having pleasant views and double opening French internal doors into the conservatory, whilst to the rear elevation, you've got two double radiators, a fireplace, television, point and coving to ceiling.

#### **KITCHEN-BREAKFAST ROOM**

14'1 x 10'1 (4.29m x 3.07m)

Down, lights, ample space for breakfast table, radiator, under stairs storage cupboard, wood effect laminate flooring, space for American style freezer, space for American style refrigerator, a range of base level cupboards and drawers with worksurfaces over, a Range Master Noir Cooker with fitted cooker hood over, double circular bowl sink-drainer with mixer tap, under cupboard lighting, open plan to:

#### **CONSERVATORY/ EXTENTION OF KITCHEN**

17' x 6'6 (5.18m x 1.98m)

Continuation of the kitchen with some further with further worktop space, space and plumbing for washing machine and dishwasher, further wall mounted cupboards, continuation of the wood laminate flooring, radiator, down lights, double glazed windows to both the rear and one side elevation, double glazed French doors to garden, internal wooden French doors leading to lounge-diner.

#### **FIRST FLOOR LANDING**

Loft hatch providing access to loft space, airing cupboard with slatted shelves.

#### **BEDROOM**

10'7 x 9'9 (3.23m x 2.97m)

Measurement excludes the door recess. Coving to ceiling, radiator, downlights, fitted wardrobes with mirrored sliding doors and a double glazed window to rear and front aspects, with lovely views to the front aspect.

#### **BEDROOM**

11'5 x 9'2 (3.48m x 2.79m)

Coving to ceiling, radiator, fitted wardrobes with mirrored sliding doors, double glazed window to rear aspect with views onto the garden.

#### **BEDROOM**

10'3 x 6'6 (3.12m x 1.98m)

Built in storage cupboard, radiator, coving to ceiling, double glazed window to front aspect with sea views.

#### **BATHROOM**

Corner bath with mixer tap and shower attachment, electric shower over bath, glass shower screen, pedestal wash hand basin, dual flush low level WC, ladder style heated towel rail, tiled walls, laminate flooring and a double glazed pattern glass window to rear aspect.

#### **OUTSIDE - FRONT**

Occupying a slightly elevated position off the road in a quiet spot with a few steps up to the front door. To the side there is a driveway leading to:

#### **DETACHED GARAGE**

Up an over door, personal door on to side aspect, power and light.

#### **REAR GARDEN**

Low maintenance patio garden arranged over two sympathetically thought out terraces. There's a wooden shed which also has power and light, fenced boundaries and gated side access onto the driveway.

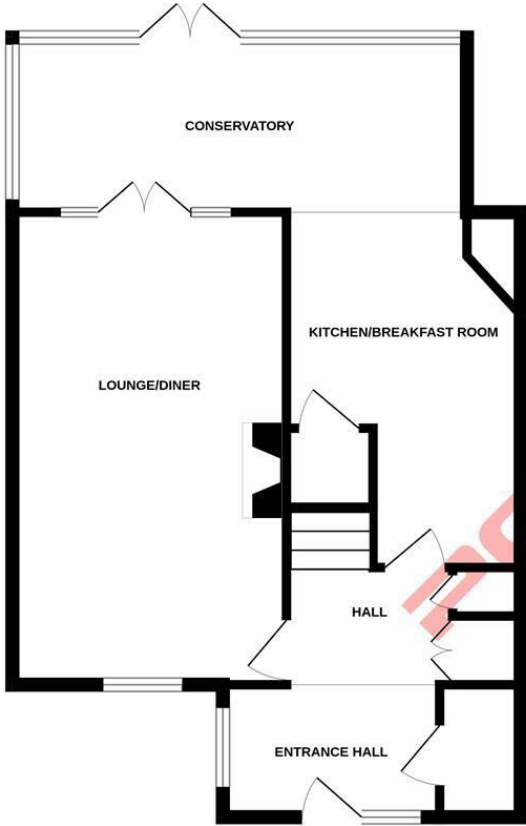
Council Tax Band: B



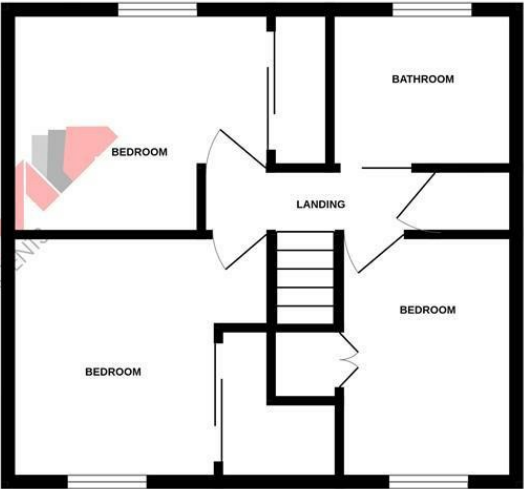




GROUND FLOOR



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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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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		
EU Directive 2002/91/EC		