



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

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Offers In Excess Of £250,000

PCM Estate Agents are delighted to present to the market an opportunity to acquire this CHAIN FREE TWO BEDROOM SEMI-DETACHED HOUSE conveniently positioned on this sought-after road within St Leonards. The property offers modern comforts including gas fired central heating, double glazing and has a DRIVEWAY and GARDEN.

Inside, the property offers accommodation over two floors comprising an entrance hall, LOUNGE-DINER, kitchen, upstairs landing, TWO BEDROOMS and a bathroom. The property has a PLEASANT LEAFY BACKDROP and is positioned within easy reach of amenities and popular schooling establishments.

Viewing comes highly recommended and is considered IDEAL FOR FIRST TIME BUYERS. Please call the owners agents now to book your viewing.

WOODEN FRONT DOOR

Leading to:

ENTRANCE HALL

Wood laminate flooring, partially wood panelled walls, radiator, door to:

KITCHEN

10'5 max x 13'7 max narrowing to 8'8 (3.18m max x 4.14m max narrowing to 2.64m)

Tiled flooring, part tiled walls, wall mounted cupboard concealed boiler, dual aspect room with double glazed windows to side and front elevations. Fitted with a matching range of eye and base level cupboards and drawers with worksurfaces over, four ring gas hob with oven below, inset drainer-sink unit with mixer tap, space and plumbing for washing machine, space for tall fridge freezer, breakfast bar, radiator, door to:

LOUNGE

12'9 x 12'8 (3.89m x 3.86m)

Wood laminate flooring, stairs rising to upper floor accommodation, double radiator, television point, double glazed window to side aspect, double glazed French doors to rear providing outlook and access onto the garden.

FIRST FLOOR LANDING

Loft hatch providing access to loft space, doors opening to:

BEDROOM

12'7 x 9'6 (3.84m x 2.90m)

Radiator, dual aspect room with double glazed window to side and rear elevations with a nice leafy backdrop and views over St Leonards.

BEDROOM

11' x 6'4 (3.35m x 1.93m)

Measurement excludes door recess area. Coving to ceiling, radiator, double glazed window to front aspect.

BATHROOM

Panelled bath with mixer tap, electric shower over bath, dual flush low level wc, wash hand basin with mixer tap, tiled floor, part tiled walls, radiator, built in storage cupboard, double glazed window with pattern glass to front aspect.

PARKING

Driveway to the side providing off road parking.

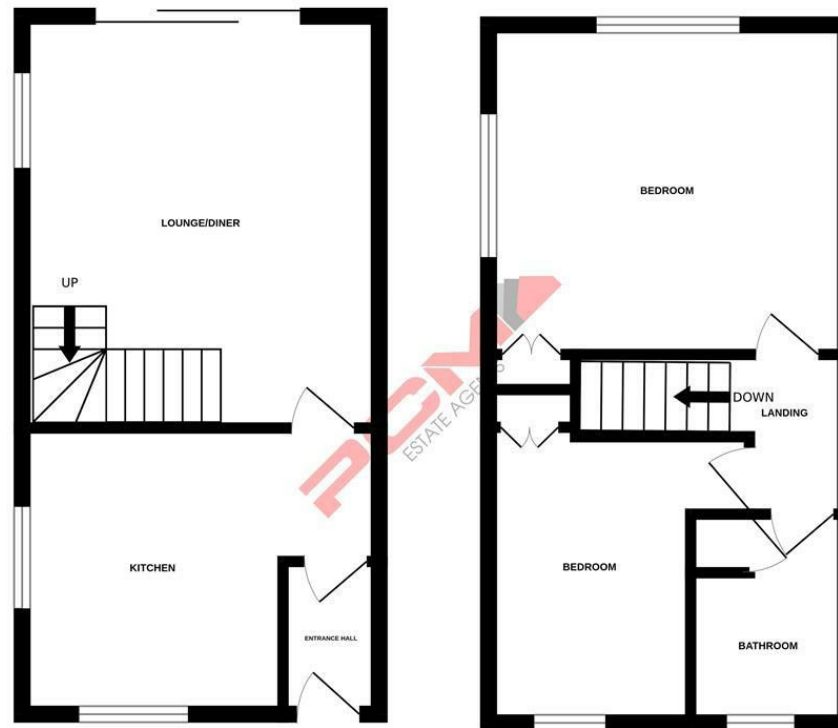
REAR GARDEN

Good size with fenced boundaries, a stone patio abutting the property, wooden shed and gated access to the driveway.



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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