



3, Cornfield Terrace, St. Leonards-On-Sea, TN37 6JD

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

Guide Price £225,000

**** GUIDE PRICE £225,000 TO £235,000 ****

PCM Estate Agents present to the market this **DOUBLE FRONTED OLDER STYLE MID TERRACED TWO BEDROOM HOUSE** with accommodation arranged over two floors. Offered to the market **CHAIN FREE**.

Accommodation comprises a porch leading to entrance hall, lounge, **SEPARATE DINING ROOM**, kitchen, **DOWNSTAIRS WC**, upstairs landing, **TWO BEDROOMS** and a **SHOWER ROOM**. The property does have **SOME ORIGINAL PERIOD FEATURES** and benefits from having gas fired central heating and double glazed windows with the lower front facing rooms having an additional glazed unit inside. In addition there is an **ENCLOSED COURTYARD GARDEN**.

Conveniently positioned in St Leonards, within walking distance to Warrior Square railway station and the hub of St Leonards which is Kings Road and Norman Road with their vast range of independent artisan shops and eateries, as well as St Leonards seafront and promenade.

Please call the owners agents now to arrange your viewing and avoid disappointment.

DOUBLE GLAZED FRONT DOOR

Opening to:

ENTRANCE HALL

stairs rising into offer accommodation, radiator, under stairs recess area on either side of the hall, doors to:

LOUNGE

12'6 x 9'6 (3.81m x 2.90m)

Coving to ceiling, radiator, television point, fireplace, double glazed window to front aspect with a additional glazed unit inside

DINING ROOM

12'5 x 10'5 narrowing to 7'9 (3.78m x 3.18m narrowing to 2.36m)

Fireplace, coving to ceiling, double radiator, gas meter, double glazed window to front aspect with an additional glazed unit inside

KITCHEN

9'6 x 7'3 (2.90m x 2.21m)

Fitted with the range of matching eye and base level cupboards and drawers, worksurfaces, part tiled walls, tiled flooring, space for cooker, space for tall fridge freezer, space and pumping for washing machine, wall mounted boiler, inset drainer-sink unit with mixer tap, double glazed window to rear aspect with views onto the courtyard garden.

LOBBY/ DOWNSTAIRS WC

Interconnecting rooms with low level WC, pedestal wash hand basin with tiled splashbacks, double glazed window and door to rear aspect having views and access onto the courtyard garden.

HALF LANDING

With further stairs to main landing, leading to:

BEDROOM

12'4 max x 11'5 max (3.76m max x 3.48m max)

Fireplace, built in storage cupboard with shelving, radiator, coving to ceiling, radiator, television point, double glazed window to front aspect.

BEDROOM

12'5 x 12'4 narrowing to 8'3 (3.78m x 3.76m narrowing to 2.51m)

Fireplace, loft hatch providing access to loft space, radiator, double glazed window to front aspect.

SHOWER ROOM

Large walk in shower unit with electric shower, low level WC, wash hand basin, radiator, part tiled walls, double glazed window with pattern glass to rear aspect.

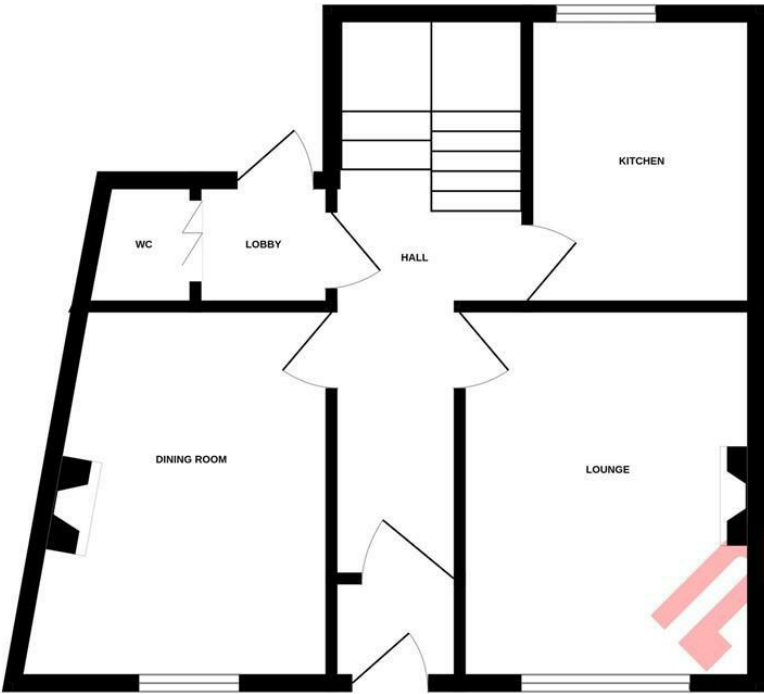
OUTSIDE

Courtyard style garden.

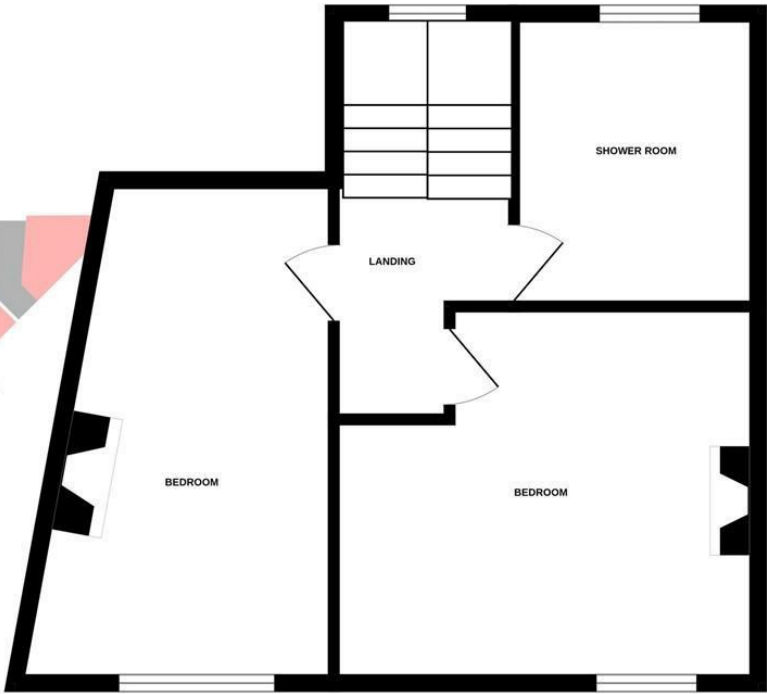
Council Tax Band: A



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	