



ESTATE AGENTS

19, Sydney Close, St. Leonards-On-Sea, TN38 9DD

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Guide Price £230,000

****Guide Price £230,000 to £240,000****

PCM Estate Agents welcome to the market this spacious THREE BEDROOM END OF TERRACED HOUSE with driveway providing OFF ROAD PARKING, located towards the end of this popular cul-de-sac in St Leonards, within easy reach of local schooling and Silverhill and its range of amenities.

The property offers spacious accommodation throughout comprising an entrance hallway, DUAL ASPECT LIVING ROOM, separate KITCHEN-BREAKFAST ROOM, first floor landing, THREE GOOD SIZED BEDROOMS and a family bathroom. Externally the property benefits from a PRIVATE AND ENCLOSED FAMILY FRIENDLY REAR GARDEN, whilst to the front there is a driveway providing OFF ROAD PARKING.

Please call now to arrange your viewing of this FAMILY HOME to avoid disappointment.

PRIVATE FRONT DOOR

Leading to:

ENTRANCE HALLWAY

Stairs rising to first floor accommodation, built in storage cupboards, wall mounted security alarm panel, double glazed window to front aspect.

LOUNGE-DINER

19'8 x 11'10 (5.99m x 3.61m)

Dual aspect with double glazed window to front aspect, double glazed sliding patio door to rear aspect leading to the garden, radiator.

KITCHEN

17'8 x 9'6 narrowing to 6'5 (5.38m x 2.90m narrowing to 1.96m)

Comprising a range of eye and base level units with worksurfaces over, space for breakfast bar, four ring gas hob with extractor above and oven below, space for American style fridge freezer, space and plumbing for washing machine, space for tumble dryer, space and plumbing for dishwasher, under stairs storage cupboard, double glazed window and door to rear aspect leading out to the garden.

FIRST FLOOR LANDING

Built in storage cupboard, doors to:

BEDROOM

11'10 x 10'5 (3.61m x 3.18m)

Built in storage cupboard, radiator, double glazed window to front aspect.

BEDROOM

13'8 max x 9' max (4.17m max x 2.74m max)

Double glazed window to rear aspect, radiator.

BEDROOM

10'5 x 6' (3.18m x 1.83m)

Built in storage cupboard, built in wardrobe, radiator, double glazed window to front aspect.

BATHROOM

P shaped panelled bath with mixer tap, shower attachment and shower screen, wc, wash hand basin, chrome ladder style radiator, double glazed obscured window to rear aspect.

REAR GARDEN

Private, enclosed and family friendly featuring a patio area abutting the property, side access to the front, area of decking providing space for seating and entertaining, storage shed.

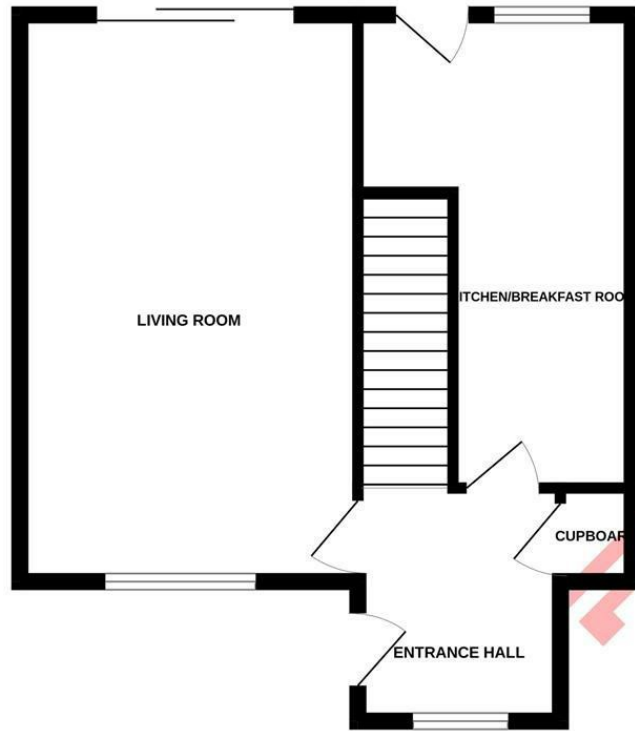
OUTSIDE - FRONT

The property is set back from the road with generous frontage featuring a driveway providing off road parking in addition to an area of garden being predominantly laid to lawn.

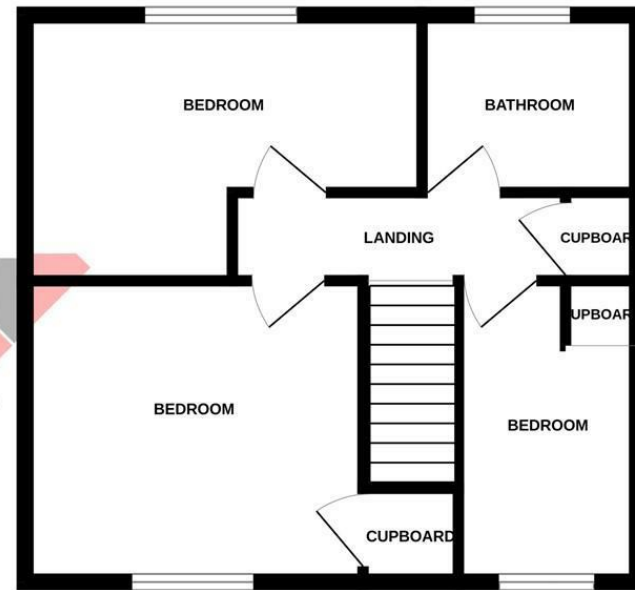
Council Tax Band: B



GROUND FLOOR



1ST FLOOR



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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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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		55	68
(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	

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.