



ESTATE AGENTS

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Offers In Excess Of £325,000

PCM Estate Agents are delighted to present to the market an opportunity to acquire this THREE STOREY FOUR BEDROOM, TWO BATHROOM, OLDER STYLE BAY FRONTED TERRACED HOUSE with GLORIOUS SEA VIEWS.

Inside, the property offers accommodation over three floors comprising an entrance hall, lounge, separate DINING ROOM, kitchen, GROUND FLOOR WC, first floor landing, TWO DOUBLE BEDROOMS and a SHOWER ROOM, whilst to the second floor there are TWO FURTHER DOUBLE BEDROOMS and a bathroom. The upper floor front facing accommodation boasts those LOVELY SEA VIEWS. The property is in generally good decorative order throughout, offering well-proportioned rooms.

Conveniently positioned within West St Leonards, directly opposite St Leonards promenade and beach, within easy reach of West St Leonards railway station and a range of amenities within St Leonards itself.

Viewing comes highly recommended, please call the owners agents now to book your viewing.

DOUBLE GLAZED FRONT DOOR

Opening into:

ENTRANCE HALL

Stairs rising to upper floor accommodation, radiator, under stairs storage cupboard.

LIVING ROOM

14' into bay x 10'9 (4.27m into bay x 3.28m)

High ceilings, picture rail, period fireplace, television and telephone points, radiator, double glazed bay window to front aspect.

DINING ROOM

12'7 x 11'4 (3.84m x 3.45m)

Picture rail, built in cupboard, radiator, fireplace, wall mounted thermostat control for gas fired central heating, access to a large storage cupboard housing wall mounted boiler and window, double glazed French doors into the garden.

KITCHEN

11'5 x 5'4 (3.48m x 1.63m)

Galley style, fitted with a matching range of eye and base level cupboards and drawers with worksurfaces over, space for cooker, space and plumbing for washing machine, inset drainer-sink unit with mixer tap, space for tall fridge freezer, radiator, window to rear aspect, access to:

REAR LOBBY

Double glazed door opening to side providing access to garden, fitted storage, window to rear aspect, door to:

DOWNSTAIRS WC

Dual flush low level wc, sash window to rear aspect.

FIRST FLOOR LANDING

Stairs rising to the second floor, high ceilings with dado rail, doors opening to:

BEDROOM

14' into bay x 11'1 (4.27m into bay x 3.38m)

Radiator, high ceilings, built in storage, period fireplace, double glazed bay window to front aspect having lovely views to the sea.

BEDROOM

12'1 x 12' (3.68m x 3.66m)

Period fireplace, high ceilings, radiator, built in cupboard, sash window to rear aspect.

SHOWER ROOM

Walk in shower enclosure with electric shower, pedestal wash hand basin, low level wc, part tiled walls, radiator, sash window with obscured glass to rear aspect.

SECOND FLOOR LANDING

Doors to:

BEDROOM

13'3 x 10'8 (4.04m x 3.25m)

Period fireplace, built in cupboard, walk in wardrobe, double glazed window to front aspect with lovely views of the sea.

BEDROOM

12' x 10' (3.66m x 3.05m)

Period fireplace, built in cupboard, loft hatch providing access to loft space, sash window to rear aspect.

BATHROOM

Panelled bath, low level wc, vanity enclosed wash hand basin with mixer tap, part tiled walls, panel radiator, sash windows with pattern glass to rear aspect.

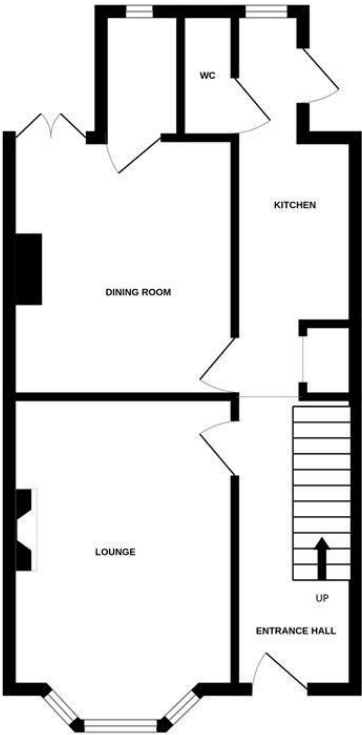
COURTYARD GARDEN

Accessed from the kitchen and the dining room. Patio garden, rear gated access, space for potted plants, offering plenty of afternoon sunshine, a perfect space to eat al-fresco.

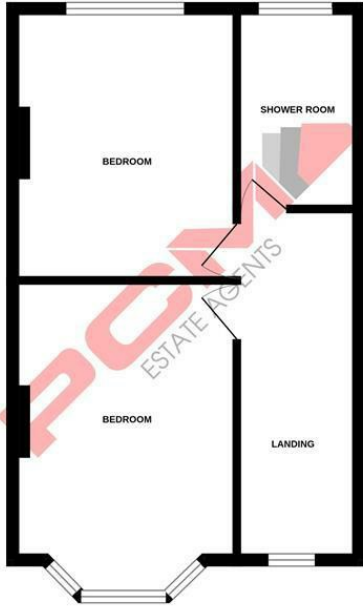
Council Tax Band: B



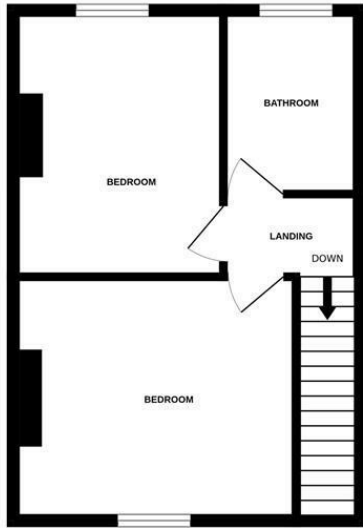
GROUND FLOOR



1ST FLOOR



2ND 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		