



ESTATE AGENTS

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Offers In Excess Of £260,000

PCM Estate Agents welcome to the market a RARE & EXCITING OPPORTUNITY to acquire this OLDER STYLE TERRACED TWO BEDROOM HOUSE, conveniently positioned on this sought-after road within St Leonards, with OFF ROAD PARKING to the front, a GARAGE to the rear and a LOVELY REAR GARDEN.

The property has gas fired central heating, double glazing and accommodation arranged over two floors comprising a porch onto entrance hall, lounge, SEPARATE DINING ROOM and a MODERN NEWLY FITTED KITCHEN which leads to a SUN ROOM. From the sun room, there is access to the LOVELY ESTABLISHED GARDEN. Upstairs, the landing provides access to TWO DOUBLE BEDROOMS and a main family bathroom.

The REAR GARDEN is a real feature extending off the rear of the property to a GOOD SIZE and has been landscaped with areas of lawn and patio to sit and eat al-fresco. The garden offers a variety of mature plants and shrubs.

Conveniently positioned within easy reach of amenities, popular schooling establishments within the area and bus routes. Please call the owners agents now to book your viewing.

ENTRANCE PORCH

Accessed via double glazed door, further double glazed door giving access into the entrance hall.

ENTRANCE HALL

Stairs rising to the first floor landing, radiator, carpet as fitted.

LIVING ROOM

13' 2" x 11' 10" into bay (3.96m 0.61m x 3.35m 3.05m into bay)
Double glazed bay window to the front, radiator, useful understairs storage cupboard, carpet as fitted, doorway to:

DINING ROOM

15' 3" x 7' 9" (4.57m 0.91m x 2.13m 2.74m)
Two windows to the rear, corner storage cupboards, radiator, door to kitchen.

KITCHEN

7' 9" x 6' 1" (2.13m 2.74m x 1.83m 0.30m)
A dual aspect room having double glazed windows to the side and rear, door opening into the sunroom, fitted kitchen comprising range of matching wall and base units with work top surfaces over incorporating stainless steel single drainer sink unit, space for gas cooker, space for fridge and freezer.

SUN ROOM

8' 4" x 6' 9" (2.44m 1.22m x 1.83m 2.74m)
Double glazed window and door to the rear with the latter giving access onto the garden, space and plumbing for washing machine.

FIRST FLOOR LANDING

Overhead storage cupboard, radiator, carpet as fitted.

BEDROOM

15' 3" x 10' 2" (4.57m 0.91m x 3.05m 0.61m)
Double glazed bay window to the front, further frosted porthole window to front, borrowed light window to the rear illuminating the stairwell, radiator, built-in wardrobes, carpet as fitted.

BEDROOM

16' 11" x 10' (4.88m 3.35m x 3.05m)
A dual aspect room having double glazed windows to the side and rear, radiator, cupboard housing boiler, carpet as fitted.

BATHROOM

Double glazed frosted window to the rear, low level WC, panelled bath with mixer tap and shower attachment, pedestal wash hand basin with mixer tap, radiator, access to loft space.

FRONT GARDEN

To the front of the property there is resin off road parking, flower beds and borders.

REAR GARDEN

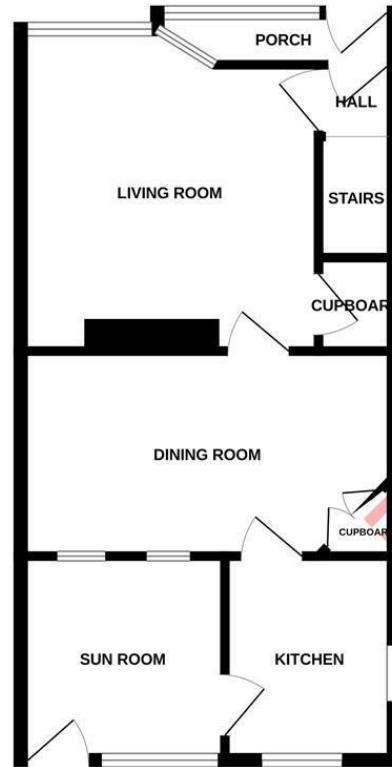
To the rear of the property is an enclosed garden with a paved patio seating area, flower beds and borders, fishpond, further area of garden which is predominantly laid to lawn, timber framed summerhouse, side gated access, door giving access into the garage.

GARAGE

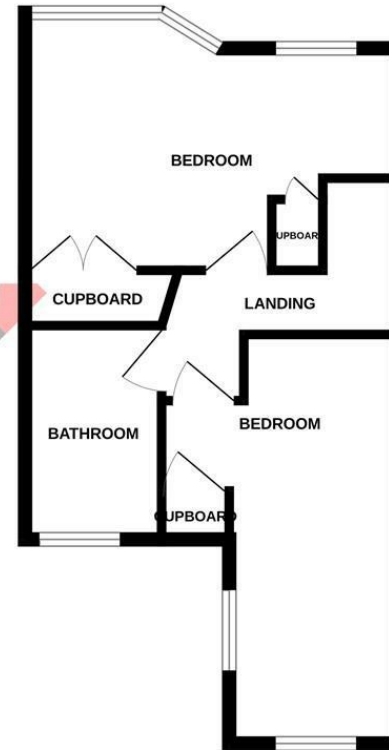
A single garage is located at the far end of the garden with a rear personal door opening to the garden.



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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D		58	
(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			84
(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.