



ESTATE AGENTS

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Price £260,000

PCM Estate Agents are delighted to present to the market an opportunity to secure this THREE BEDROOM MID-TERRACED FAMILY HOME, offered to the market CHAIN FREE and positioned on this sought-after road within St Leonards.

The property benefits from gas central heating, double glazing and accommodation comprising a welcoming entrance hall, lounge, SEPARATE DINING ROOM, kitchen, first floor landing, TWO GOOD SIZED DOUBLE BEDROOMS and a further BEDROOM, bathroom and a SEPARATE WC. To the rear of the property is a lovely FAMILY FRIENDLY GARDEN, whilst to the front there is an area of lawn. Subject to the necessary planning consents, there is potential to lower the kerb to provide off road parking.

Conveniently positioned within easy reach of amenities within St Leonards, including popular schooling establishments. Viewing comes highly recommended, please call the owners agents now to book your appointment and avoid disappointment.

PRIVATE FRONT DOOR

Opening to:

ENTRANCE HALL

Exposed wooden floorboards, stairs rising to the first floor landing, under stairs storage cupboard housing the electric meter and consumer unit, radiator, double glazed window to front aspect, wall mounted thermostat, door opening to:

LOUNGE

13' x 12' max narrowing to 9'9 (3.96m x 3.66m max narrowing to 2.97m)
Radiator, two double glazed windows to front aspect.

DINING ROOM

11'9 x 9'5 (3.58m x 2.87m)
Radiator, double glazed window to rear aspect.

KITCHEN

9'4 x 8'4 (2.84m x 2.54m)
Comprising a range of eye and base level units, four ring gas hob with electric oven below, space and plumbing for washing machine, space for fridge

freezer, inset sink with tap, part tiled walls, radiator, cupboard housing wall mounted gas boiler, double glazed window to rear aspect with door opening onto the rear garden.

FIRST FLOOR LANDING

Loft hatch, radiator, storage cupboard with additional shelving space, doors to:

BEDROOM

12'7 x 12' (3.84m x 3.66m)
Radiator, double glazed window to front aspect.

BEDROOM

12'7 x 11'9 (3.84m x 3.58m)
Radiator, double glazed window to rear aspect.

BEDROOM

8'6 x 6'9 (2.59m x 2.06m)
Radiator, double glazed window to front aspect.

BATHROOM

Bath with mixer tap and shower attachment, wash hand basin, radiator, tiled walls, frosted double glazed window to rear aspect.

SEPARATE WC

Low level dual flush wc, frosted double glazed window to rear aspect.

OUTSIDE - FRONT

Brick walled boundaries, footpath providing access to the front door, area of lawn. Potential for off road parking, subject to necessary planning consents to lower the kerb.

REAR GARDEN

Area of patio providing space for bistro style dining table and chairs, storage shed, gated side access via a shared walkway to the front of the property, good sized area of garden being laid to lawn, fenced and hedged boundaries, footpath leading to shed.

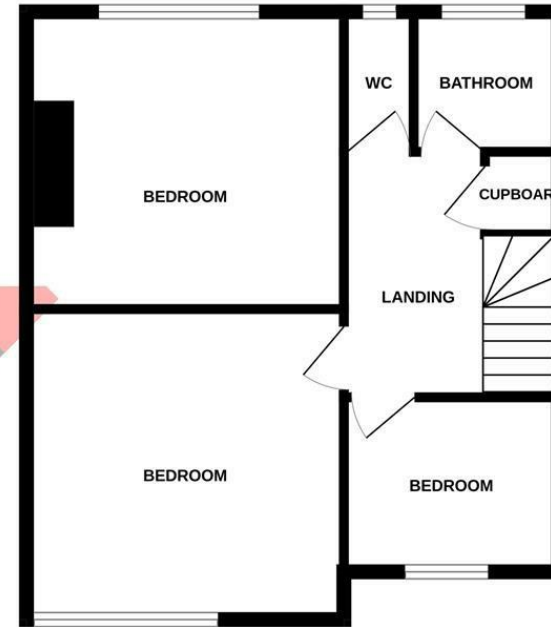
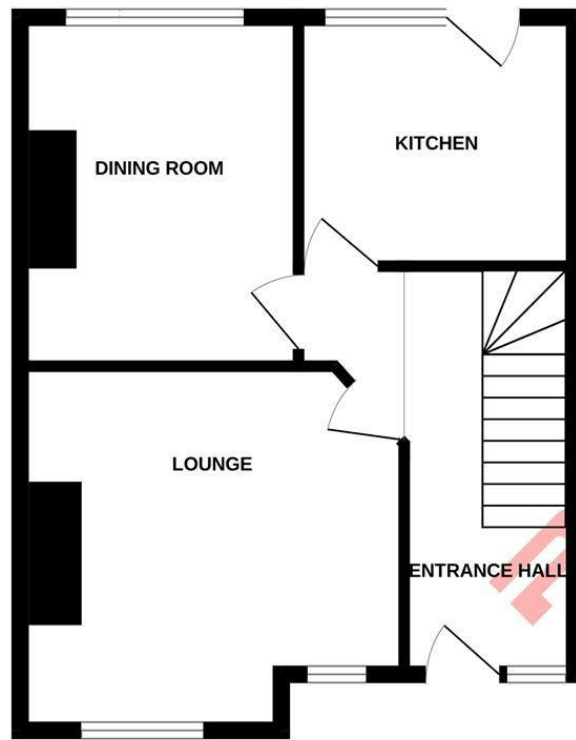
Council Tax Band: B





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	