



19, Ledsham Avenue, St. Leonards-On-Sea, TN37 7LE

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Price £365,000

PCM Estate Agents welcome to the market an opportunity to acquire this CHAIN FREE DETACHED THREE BEDROOM BUNGALOW, positioned on this incredibly sought-after road within St Leonards, close to nearby amenities including bus routes, whilst boasting some LOVELY SEA VIEWS. There is also the benefit of a LOW-MAINTENANCE GARDEN, GARAGE and a block paved drive providing OFF ROAD PARKING.

Step inside to be greeted by a welcoming entrance hall, transitioning nicely into the main hallway with AMPLE STORAGE, doors opening to the lounge, DINING ROOM with views to the sea, kitchen, THREE COMFORTABLE SIZED BEDROOMS, SHOWER ROOM and a SEPARATE WC. The property is generally well-presented throughout.

Viewing is essential to fully appreciate the convenient position and the quality of accommodation on offer.

DOUBLE GLAZED FRONT DOOR

With windows either side opening into:

ENTRANCE HALL

Further wooden partially glazed door leading to:

HALLWAY

Inviting space with ample storage, coving to ceiling, radiator, wall mounted thermostat control for gas fired central heating, loft hatch providing access to loft space, airing cupboard housing immersion heater, additional storage cupboard, doors opening to:

LOUNGE

16' x 10'9 (4.88m x 3.28m)

Coving to ceiling, open fireplace, television point, radiator, double glazed window to front aspect with views over rooftops and towards the sea, open plan to:

DINING ROOM

9'1 x 8'9 (2.77m x 2.67m)

Radiator, sliding door to kitchen, double glazed window to front aspect.

KITCHEN

12' x 8'8 (3.66m x 2.64m)

Fitted with a matching range of eye and base level cupboards and drawers with worksurfaces over, tiled splashbacks, tiled flooring, electric hob with oven below

and fitted cooker hood over, inset one & ½ bowl drainer-sink with mixer tap, space and plumbing for washing machine, space for under counter fridge and separate freezer, freestanding cupboard concealed boiler, double glazed window and door to side aspect, return door to entrance hall.

BEDROOM

14' x 11'3 (4.27m x 3.43m)

Coving to ceiling, radiator, double glazed window to rear aspect having views onto the garden.

BEDROOM

11'6 x 9' (3.51m x 2.74m)

Coving to ceiling, radiator, double glazed window to rear aspect.

BEDROOM

10'1 x 7'8 (3.07m x 2.34m)

Coving to ceiling, radiator, double glazed window to side aspect.

SHOWER ROOM

Walk in shower unit with electric shower, vanity enclosed wash hand basin with mixer tap and storage set to the side, part tiled walls, coving to ceiling, heated towel rail, double glazed pattern glass window to side aspect.

SEPARATE WC

Concealed cistern low level wc, part tiled walls, radiator, double glazed window with obscured glass to side aspect.

REAR GARDEN

Decked veranda, space for bistro style table and chairs to enjoy a morning coffee, few steps down onto a concrete path leading to a low maintenance area with patio, mature plants and shrubs, wooden shed, gated side access and outside water tap.

GARAGE

16'7 x 8'3 (5.05m x 2.51m)

Up and over door, double glazed window to rear aspect, door opening to side aspect providing access to the garden.

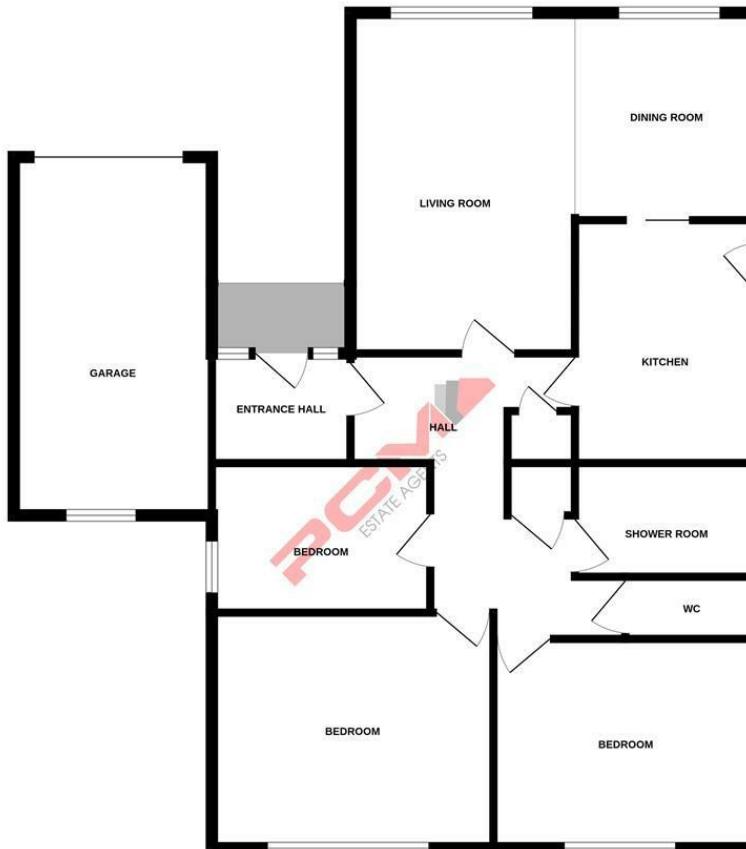
OUTSIDE - FRONT

Canopied porch area, block paved drive providing off road parking for two vehicles side by side, sandstone path, few steps up to the front door, lawned front garden and access to the garage.

Council Tax Band: D



GROUND 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		80
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England & Wales			

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			
EU Directive 2002/91/EC			
England & Wales			

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.