



ESTATE AGENTS

11, Frewyn Close, St. Leonards-On-Sea, TN38 9RG

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Price £229,950

PCM Estate Agents are offering to the market this CHAIN FREE, END OF TERRACE, THREE BEDROOM HOUSE with DRIVEWAY, gas central heating and double glazing.

Whilst IN NEED OF SOME MODERNISATION, the property offers the perfect opportunity for a buyer to improve and make their own. The accommodation is arranged over two floors and comprises entrance hall, DOWNSTAIRS WC, lounge, KITCHEN-DINER, upstairs landing, THREE BEDROOMS and a bathroom.

The property is conveniently positioned within St Leonards On Sea, close to amenities nearby and popular schooling establishments.

Please call the owners agents now to book your viewing and avoid disappointment.

WOODEN PARTIALLY GLAZED DOOR

Opening to:

ENTRANCE HALL

Stairs rising to upper floor accommodation, under stairs storage cupboard and recessed area, radiator, doors to:

DOWNSTAIRS WC

Low level dual wc, wash hand basin, wall mounted consumer unit for the electrics, double glazed window to front aspect.

KITCHEN-DINER

18'3 x 9'4 (5.56m x 2.84m)

Fitted with a matching range of eye and base level cupboards and drawers, worksurfaces, four ring gas hob with oven below and cooker hood over, inset drainer-sink unit with mixer tap, space and plumbing for washing machine, space for tall fridge freezer, tiled flooring part tiled walls, wall mounted boiler, ample space for dining table, radiator, double glazed window to front aspect.

LOUNGE

15'7 x 10'7 (4.75m x 3.23m)

Wood laminate flooring, radiator, coving to ceiling, double glazed French doors and window to rear aspect with views and access onto the garden.

FIRST FLOOR LANDING

Loft hatch, cupboard with shelving and further built in cupboard over the stairs, doors to:

BEDROOM

12'6 x 9' (3.81m x 2.74m)

Fitted wardrobes, tiled shower cubicle, radiator, double glazed window to front aspect.

BEDROOM

15' x 9' (4.57m x 2.74m)

Radiator, double glazed window to front aspect.

BEDROOM

9'5 x 6'6 (2.87m x 1.98m)

Radiator, double glazed window to rear aspect.

FAMILY BATHROOM

Panelled bath with mixer tap and shower attachment, pedestal wash hand basin, low level wc, tiled walls, heated towel rail, double glazed window to front aspect.

OUTSIDE - FRONT

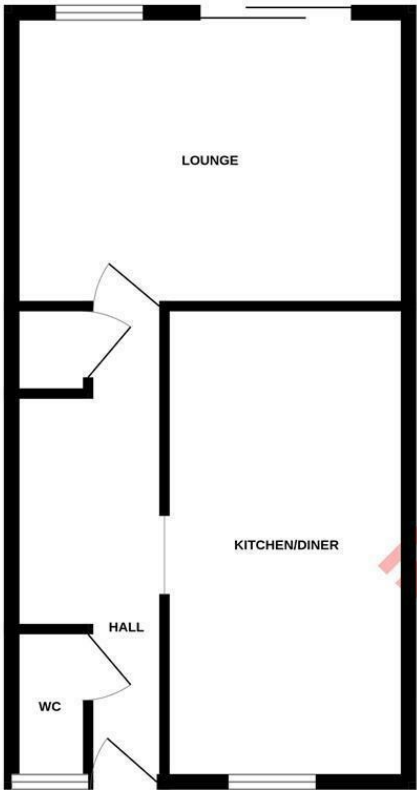
Driveway providing off road parking.

REAR GARDEN

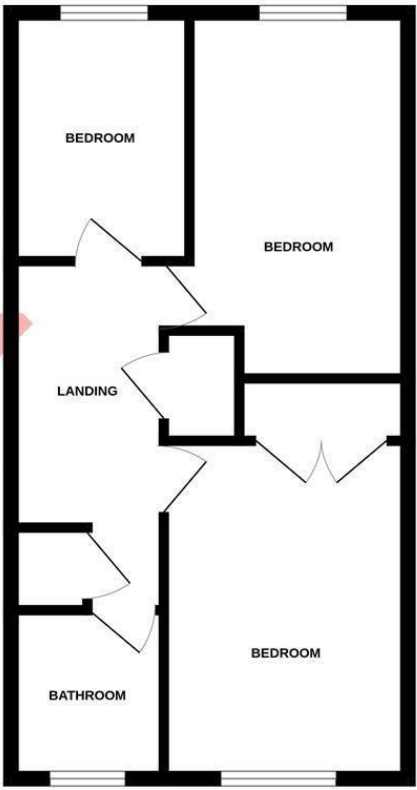
Low-maintenance with fenced boundaries, decked area and a block paved path leading to an concrete area, rear gated access.



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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