



ESTATE AGENTS

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Offers In Excess Of £400,000

PCM Estate Agents are delighted to present to the market an opportunity to acquire this EXCEPTIONALLY WELL-PRESENTED and EXTENDED THREE BEDROOM CHALET STYLE SEMI-DETACHED PROPERTY, positioned in West St Leonards with LOVELY VIEWS, GOOD-SIZED GARDEN and OFF ROAD PARKING.

Accommodation is arranged over two floors comprising a welcoming entrance hall, an OPEN PLAN KITCHEN-DINING-FAMILY ROOM with BI-FOLD DOORS onto the garden, a ground floor OPTIONAL THIRD BEDROOM/ RECEPTION ROOM, a STUDY and a ground floor SHOWER ROOM. To the first floor the landing provides access to a MASTER BEDROOM with STUNNING SEA VIEWS and a LOVELY EN-SUITE with bath and separate shower, along with a FURTHER BEDROOM. There are modern comforts including gas fired central heating and double glazing.

Conveniently positioned within easy reach of West St Leonards railway station, the seafront and popular schooling establishments within the area, as well as being within easy reach of Ravenside Retail Park.

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

DOUBLE GLAZED FRONT DOOR

Opening to:

ENTRANCE HALL

Stairs rising to upper floor accommodation, under stairs storage cupboard, wood laminate flooring, radiator, doors to:

OPEN PLAN LOUNGE-KITCHEN-DINING-FAMILY ROOM

26'1 narrowing to 17'5 x 21'9 max (7.95m narrowing to 5.31m x 6.63m max)

Two radiators, wood laminate flooring, a well-equipped modern kitchen comprising a range of eye and base level cupboards and drawers with work surfaces over and tiled splashbacks, inset one & ½ bowl drainer-sink with mixer tap, electric induction hob with fitted cooker hood over, waist level electric fan assisted oven, space for American style fridge freezer, integrated dishwasher, breakfast bar/ central island, down lights, two ceiling lanterns, double glazed window and double glazed bi-folding doors to rear aspect with views and access to the garden, partial views of the sea.

UTILITY ROOM

11'3 x 4'7 (3.43m x 1.40m)

Wood laminate flooring, down lights, range of fitted eye and base level cupboards with worksurfaces over, space and plumbing for washing machine and tumble dryer, double glazed door to side aspect.

BEDROOM/ RECEPTION ROOM

15'4 x 11'6 (4.67m x 3.51m)

Double radiator, fireplace, coving to ceiling, double glazed bay window to front with views onto the front garden.

STUDY

8' x 6'9 (2.44m x 2.06m)

Wall mounted consumer unit for the electrics, wall mounted boiler, inset spotlights, double glazed window to front aspect.

SHOWER ROOM

Large walk-in shower enclosure, dual flush low level wc, vanity enclosed wash hand basin with mixer tap and tiled splashbacks, heated towel rail, partially aquaborded walls, double glazed pattern glass window to side aspect.

FIRST FLOOR LANDING

Cupboard, Velux window to front aspect, doors to:

BEDROOM

16'6 narrowing to 14' x 11'4 (5.03m narrowing to 4.27m x 3.45m)

Radiator, double glazed window to rear aspect with lovely views to the sea, door to:

EN-SUITE

Panelled bath with mixer tap and shower attachment, walk-in shower, dual flush low level wc, pedestal wash hand basin with mixer tap, tiled walls, heated towel rail, extractor for ventilation, inset spotlights, double glazed window to rear aspect.

BEDROOM

12'10 x 8'6 (3.91m x 2.59m)

Access to eaves storage, radiator, inset spotlights, two Velux windows to front aspect.

OUTSIDE - FRONT

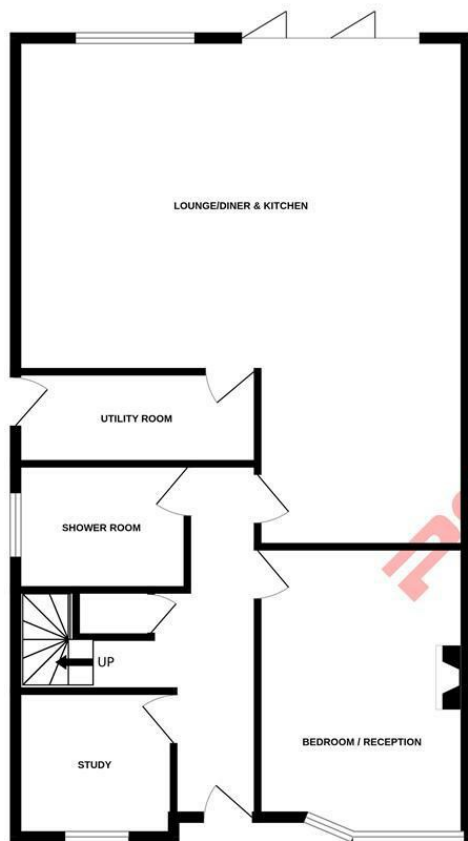
Enclosed and low-maintenance, laid with artificial lawn and having a path to the front door, there is also a driveway providing off road parking for multiple vehicles, with further side access to an area of hard-standing in the rear garden, providing further parking.

REAR GARDEN

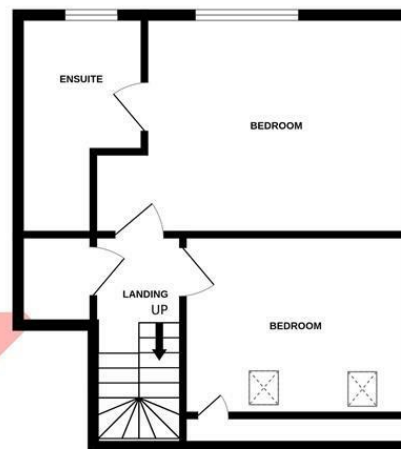
Of a good size and accessible via the utility and the open plan kitchen-dining room. There is a raised decked veranda with wooden balustrade and a few steps down onto a main section of garden, patio area, concrete hard-standing providing further off road parking, area of lawn, fenced boundaries and views.



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		
(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	

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.