



ESTATE AGENTS

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Price £299,950

PCM Estate Agents are delighted to present to the market this OLDER STYLE SEMI-DETACHED THREE BEDROOM HOUSE with OFF ROAD PARKING and a LARGE FAMILY FRIENDLY GARDEN, conveniently positioned within easy reach of amenities and popular schooling establishments.

This OLDER STYLE HOME offers a good balance between CHARACTER and MODERN COMFORTS to include gas fired central heating and double glazing. The well-appointed accommodation is arranged over two floors comprising an entrance porch leading to an entrance hall, DOWNSTAIRS WC, lounge, SEPARATE DINING ROOM and a MODERN KITCHEN. Upstairs, the landing provides access to THREE BEDROOMS and a SHOWER ROOM.

A real feature of this FAMILY HOME is the LARGE GARDEN which is mainly laid to lawn with established planted borders.

Viewing comes highly recommended, please call the owners agents now arrange your appointment and avoid disappointment.

DOUBLE GLAZED FRONT DOOR

Opening to:

PORCH

Few steps up to double glazed front door with windows either side.

ENTRANCE HALL

Spacious and welcoming with stairs rising to upper floor accommodation, radiator, under stairs storage, wall mounted thermostat control for gas central heating, doors opening to:

LOUNGE

16'1 x 11'1 (4.90m x 3.38m)

Spacious with coving to ceiling, combination of wall and ceiling lighting. television point, telephone point, fireplace with gas fire, double glazed bay window to front aspect.

DINING ROOM

11'4 narrowing to 7'4 x 11'7 (3.45m narrowing to 2.24m x 3.53m)

Coving to ceiling, radiator, wall lighting, ceiling lighting, double glazed French doors providing a pleasant outlook and access onto the garden, door to:

DOWNSTAIRS WC

Low level wc, wall mounted wash hand basin with tiled splashback and mixer tap, Dimplex wall mounted fan heater and extractor fan with ventilation.

KITCHEN

14'9 x 7'7 narrowing to 5'4 (4.50m x 2.31m narrowing to 1.63m)

Modern and built with a matching range of eye and base level cupboards and drawers with worksurfaces over, gas hob with fitted cooker over, waist level fan assisted oven, inset drainer-sink unit with mixer tap, space and plumbing for washing machine, space for under counter fridge freezer, wall mounted cupboard concealed boiler, double glazed window to rear aspect with views onto the garden, double glazed window and door to side aspect with views and access onto the patio.

FIRST FLOOR LANDING

Loft hatch to a partially boarded and insulated loft space, storage space, doors to:

BEDROOM

15'7 into bay x 10'4 (4.75m into bay x 3.15m)

Measurement excludes door recess. Coving to ceiling, radiator, wall and ceiling lighting, double glazed bay window to front aspect.

BEDROOM

11'5 x 10'9 (3.48m x 3.28m)

Coving to ceiling, radiator, double glazed window to rear aspect having a lovely outlook onto the garden.

BEDROOM

9'7 x 6'6 (2.92m x 1.98m)

Double glazed window to front aspect.

SHOWER ROOM

Corner walk in shower enclosure with electric shower, low level wc, pedestal wash hand basin, Dimplex wall mounted fan heater, radiator, extractor for ventilation, tiled flooring, part tiled walls, double glazed pattern glass window to rear aspect.

OUTSIDE - FRONT

Driveway providing off road parking, lawned front garden with established planted borders, raised feature planing bed.

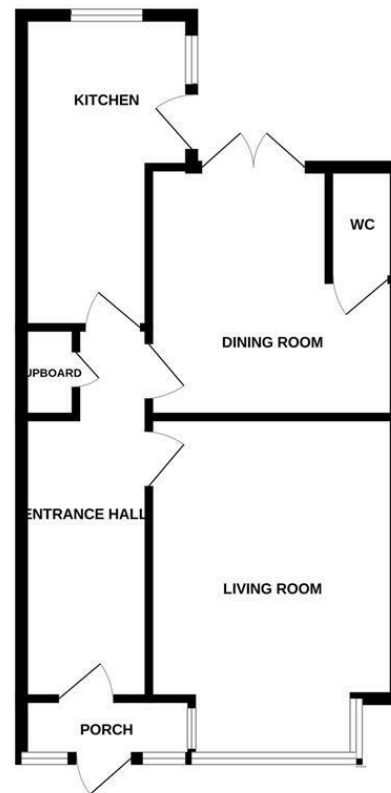
REAR GARDEN

Expansive and relatively family friendly with a patio, large wooden shed, central path meandering to the bottom of the garden with lawned areas either side, sympathetically terraced with a few steps up onto a section laid to lawn with established plants, shrubs, small trees and a pond, with fenced boundaries.

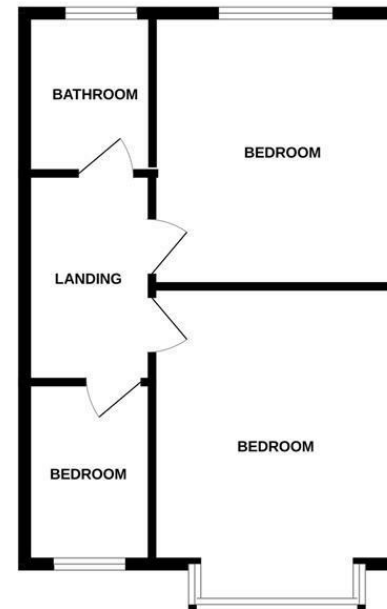
Council Tax Band: B



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	