



ESTATE AGENTS

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Price £319,950

PCM Estate Agents are delighted to present to the market an opportunity to purchase this ATTRACTIVE OLDER STYLE THREE BEDROOMED EXTENDED SEMI-DETACHED HOUSE with a LARGE AND RELATIVELY LEVEL FAMILY FRIENDLY GARDEN and a block paved driveway providing OFF ROAD PARKING for multiple vehicles.

Conveniently positioned on this sought-after road within St Leonards, offering well-appointed and well-proportioned accommodation over two floors comprising an entrance hall, DOWNSTAIRS WC, impressive OPEN PLAN KITCHEN-DINING ROOM to the rear with access and outlook onto the beautifully landscaped garden, UTILITY AREA and a LARGE LIVING ROOM-FAMILY ROOM. Upstairs, the landing provides access to THREE BEDROOMS, with the master having fitted wardrobes, and a SHOWER ROOM. This home offers AMPLE STORAGE SPACE and modern comforts including gas fired central heating and double glazing.

Located within easy reach of popular schooling establishments and nearby local amenities, viewing comes highly recommended, please call the owners agents now to book your viewing.

DOUBLE GLAZED FRONT DOOR

Opening to:

SPACIOUS ENTRANCE HALL

Stairs rising to upper floor accommodation, radiator, oak flooring, telephone point, under stairs storage, coving to ceiling, wall mounted security alarm pad, double glazed window to side aspect.

DOWNSTAIRS WC

Dual flush low level wc, vanity enclosed wash hand basin with mixer tap, extractor fan for ventilation, wall mounted boiler, part tiled walls and tiled flooring.

LOUNGE-FAMILY ROOM

24'4 x 13'5 narrowing to 10'8 (7.42m x 4.09m narrowing to 3.25m)

Continuation of the oak flooring, two radiators, coving to ceiling, built in media wall with recessed shelving, inset electric fire, television & telephone points, double glazed window to front aspect, internal wooden single glazed French doors opening to:

OPEN PLAN KITCHEN-DINING ROOM

18'7 x 9'1 (5.66m x 2.77m)

Ample space for dining table and entertaining, tiled flooring, part tiled walls, radiator, inset down lights, triple aspect room with double glazed windows to both side elevations, double glazed windows and French doors to rear aspect providing a pleasant outlook and

access onto the level family friendly garden. The kitchen itself is modern and built with a matching range of eye and base level cupboards and drawers with worksurfaces over, inset one & ½ bowl drainer-sink unit with mixer tap, electric hob with electric fan assisted oven below and extractor over, space and plumbing for dishwasher, open plan to:

UTILITY AREA

8'3 x 5'3 (2.51m x 1.60m)

Space and plumbing for washing machine, tumble dryer and tall fridge freezer, range of wall and base level cupboards with worksurfaces, radiator, continuation of the tiled flooring, down lights, coving to ceiling, double glazed door to side aspect, return door to entrance hall.

FIRST FLOOR LANDING

Spacious with loft hatch providing access to a boarded loft space with pull down ladder and Velu window, storage cupboard, double glazed window to side aspect.

BEDROOM

12'3 x 9'5 (3.73m x 2.87m)

Fitted wardrobes, radiator, coving to ceiling, ceiling fan with light, double glazed window to rear aspect with views onto the garden.

BEDROOM

11'9 x 11'4 (3.58m x 3.45m)

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

BEDROOM

8'6 x 6'9 (2.59m x 2.06m)

Radiator, coving to ceiling, recessed shelving, double glazed window to front aspect.

SHOWER ROOM

Walk in shower, concealed cistern dual flush low level wc, vanity enclosed wash hand basin with mixer tap, ample storage space, part tiled walls, down lights, two double glazed windows to with pattern glass to rear aspect.

OUTSIDE - FRONT

Block paved driveway providing off road parking for multiple vehicles, gated side access to the garden.

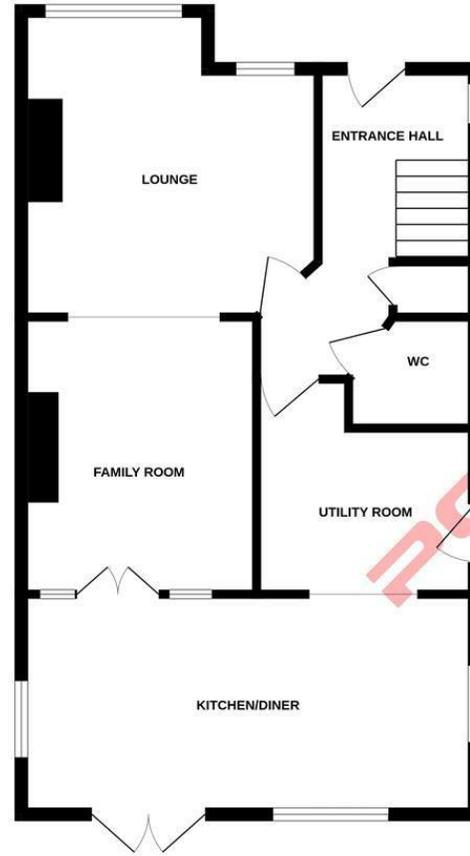
REAR GARDEN

Expansive and family friendly with a large sandstone patio abutting the property, outside power points, gated side access to the front driveway, wooden shed, greenhouse, section of level lawn with path meandering through to the back of the garden to a brick built building providing additional storage space but could be converted into a workshop.

Council Tax Band: C



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			79
(81-91) B			
(69-80) C			
(55-68) D		62	
(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			79
(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.