



ESTATE AGENTS

**21, Harvest Way, St. Leonards-On-Sea, TN37 7SL**

Web: [www.pcmestateagents.co.uk](http://www.pcmestateagents.co.uk)  
Tel: 01424 839111

**Guide Price £325,000**

**\*\*Guide Price £325,000 To £335,000\*\***

PCM Estate Agents are delighted to present this SPACIOUS FOUR BEDROOM SEMI DETACHED FAMILY HOME, ideally located in the sought after LITTLE RIDGE AREA of St Leonards.

Offering a blend of comfort and practicality with benefits including GAS CENTRAL HEATING, double glazing and OFF ROAD PARKING to the front. The well proportioned accommodation is arranged over two floors comprising an entrance vestibule, GENEROUSLY SIZED OPEN PLAN LOUNGE/DINING ROOM, inner hallway, KITCHEN and versatile fourth bedroom to the ground floor. To the first floor, there are three further bedrooms and a family bathroom.

Externally the property boasts a FAMILY-FRIENDLY REAR GARDEN with an OUTBUILDING offering the potential for a home office/summer house with light and power connected.

Please call PCM Estate Agents to arrange your appointment to view.

#### **DOUBLE GLAZED FRONT DOOR**

Leading to:

#### **ENTRANCE VESTIBULE**

Double glazed window to side aspect, door to:

#### **LOUNGE-DINER**

21'10 max x 10'3 max (6.65m max x 3.12m max )

Double glazed windows to front and rear aspects, two radiators, central heating thermostat, door to:

#### **INNER HALLWAY**

Stairs rising to upper floor accommodation, newly fitted carpet, door to:

#### **BEDROOM FOUR**

15'5 max x 8' max (4.70m max x 2.44m max)

Double glazed window to front aspect, radiator, cupboard housing electric meter and fuse board.

#### **KITCHEN**

10'1 x 7'2 (3.07m x 2.18m)

Part tiled walls, stainless steel inset sink, range of eye and base level units with working surfaces, gas oven with four ring hob, extractor over, space for tall fridge/freezer, space and plumbing for washing machine and dishwasher, wall mounted gas boiler, double glazed window to rear aspect, double glazed door to garden.

#### **FIRST FLOOR LANDING**

Loft hatch to loft space, doors to:

#### **BEDROOM ONE**

10'3 x 11'1 (3.12m x 3.38m)

Double glazed window to rear aspect, radiator, newly fitted carpets.

#### **BEDROOM TWO**

10'6 x 10'3 (3.20m x 3.12m)

Double glazed window to front aspect, radiator, newly fitted carpets.

#### **BEDROOM THREE**

8'3 x 7'3 (2.51m x 2.21m)

Double glazed window to front aspect, radiator.

#### **BATHROOM**

Part tiled walls, panelled bath with mixer spray attachment, wash hand basin set into vanity unit, low level wc, airing cupboard housing the hot water cylinder, light unit/ shaver point, heated towel rail, radiator, double glazed window to rear aspect.

#### **FRONT GARDEN**

Laid to lawn, driveway providing off road parking.

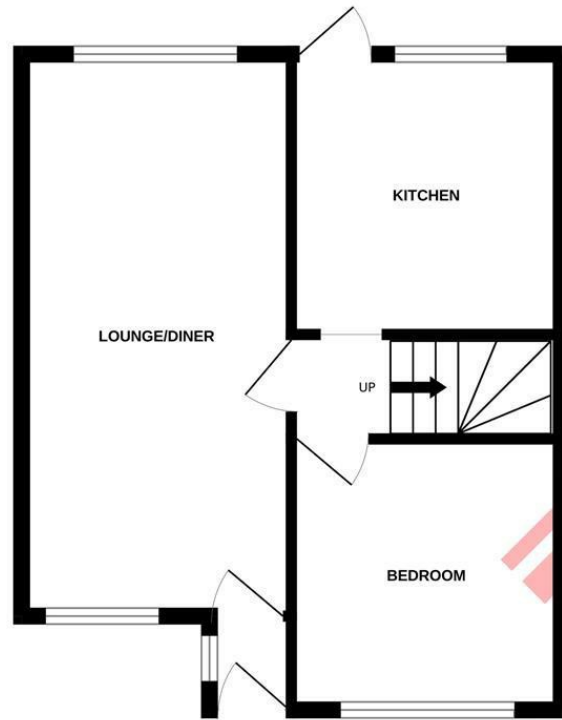
#### **REAR GARDEN**

Block paved patio leading to an area of lawn, outside tap, storage shed with additional outbuilding with light and power connected. considered ideal for a home office/ entertainment space. This outbuilding has its own consumer unit and space for tumble dryer.

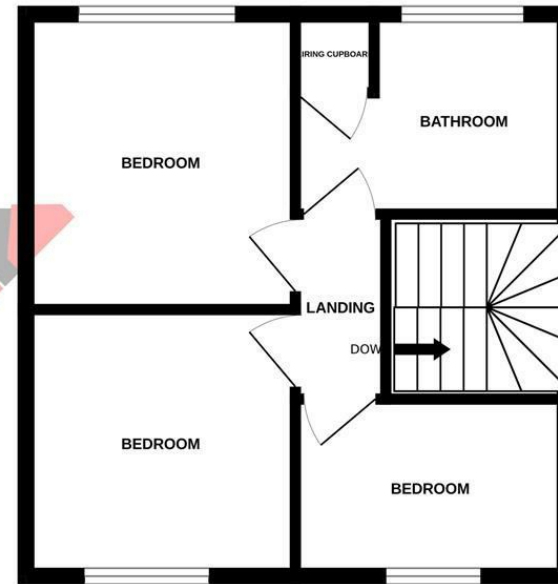
Council Tax Band: C



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

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	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.