



ESTATE AGENTS

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Guide Price £275,000

**** GUIDE PRICE £275,000 TO £285,000 ****

PCM Estate Agents are delighted to present to the market this spacious and well-presented **THREE DOUBLE BEDROOM END-OF TERRACED FAMILY HOME**, featuring a beautifully maintained and **GENEROUS SIZED REAR GARDEN**.

Accommodation is arranged over two floors and offers a welcoming entrance hall, **BRIGHT & AIRY LIVING ROOM**, **SEPARATE DINING ROOM**, well-equipped kitchen and a convenient **DOWNSTAIRS WC**. Upstairs the property continues to impress with **THREE GENEROUS DOUBLE BEDROOMS** and a family bathroom, complete with a separate shower enclosure. Further benefits include gas fired central heating and double glazing throughout.

A standout feature of this home is the **ATTRACTIVE REAR GARDEN**, thoughtfully designed to suit both relaxation and practicality. The garden is predominantly laid to lawn and also includes a raised planting area with **GREENHOUSE**, perfect for those interested in growing their own fruit and vegetables. Additional benefits include a stone pathway leading to compost bins and a raised decked patio area, accessed via the lounge, ideal for dining and entertaining.

Situated on this quiet and sought-after road in St Leonards, this property is conveniently located within easy reach of well regarded local schools and amenities. This property would make the **IDEAL FAMILY HOME** and early viewing comes highly recommended.

Please contact PCM Estate Agents today to arrange your appointment and avoid disappointment.

PRIVATE FRONT DOOR

Opening to:

SPACIOUS ENTRANCE HALLWAY

Stairs rising to the first floor landing, double glazed window to side aspect, radiator, wood flooring, opening to lounge and sliding door opening to:

DOWNSTAIRS WC

Low level dual flush wc, wash hand basin, tiled walls, tiled flooring.

LOUNGE

12'3 x 12'1 (3.73m x 3.68m)

Wood flooring, built in storage cupboard with shelving providing ample storage, electric feature fireplace, additional storage to alcove, radiator, dual aspect with double glazed windows to side and rear aspects, double glazed door providing access to the rear garden.

KITCHEN

12'3 x 9'3 (3.73m x 2.82m)

Fitted with a range of eye and base level units providing ample countertop space, stainless steel inset sink with mixer tap, space and plumbing for washing machine and tumble dryer, space for tall fridge freezer, four ring gas hob with extractor above and electric oven below, wall mounted gas boiler, tiled flooring, LED inset ceiling spotlights, double glazed window to front aspect, opening to:

DINING ROOM

11'4 x 8'7 (3.45m x 2.62m)

LED inset ceiling spotlights, radiator, double glazed window to rear aspect.

FIRST FLOOR LANDING

Double glazed window to side aspect, loft hatch, doors opening to:

BEDROOM

12'3 x 10'1 (3.73m x 3.07m)

Two built in wardrobes, radiator, double glazed window to rear aspect overlooking the garden.

BEDROOM

11'9 max narrowing to 8'8 x 11' (3.58m max narrowing to 2.64m x 3.35m)

Radiator, double glazed window to rear aspect.

BEDROOM

10'7 x 9'8 (3.23m x 2.95m)

Built in wardrobe with hanging space and shelving above, radiator, LED inset ceiling spotlights, double glazed window to front aspect.

BATHROOM

Corner panelled bath with mixer tap, separate walk-in shower cubicle, low level

dual flush wc, wash hand basin with vanity mirror above, radiator, tiled walls, extractor fan, frosted double glazed window to front aspect.

OUTSIDE - FRONT

Shared steps with neighbouring property providing access to a gate which in turn leads to an area of decking, which does require some attention. Large area of lawn, side access to the rear of the property, outside water tap, path leading to the front door.

REAR GARDEN

Arranged over two tiers with the first being a large decked area, perfect for dining and entertaining, side access to the front of the property, further access to a brick built storage shed. There are wooden steps down to a large area of lawn with greenhouse, raised flowerbeds, stone laid paths leading to the rear of the garden and compost bin.

Council Tax Band: B



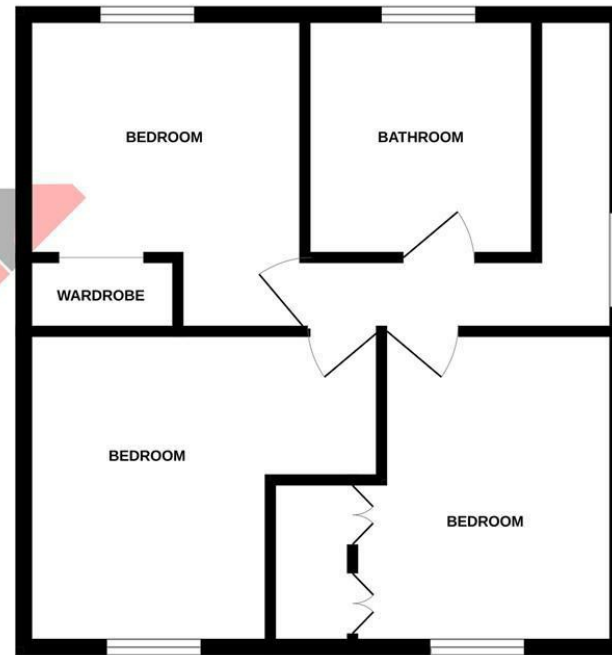




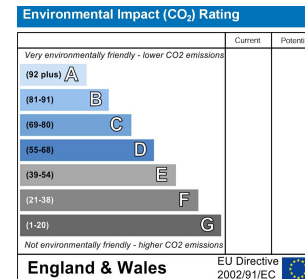
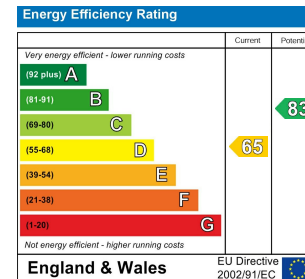
GROUND FLOOR



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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