



**42, Seven Acre Close, St. Leonards-On-Sea, TN37 7QD**

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

**Price £259,950**

PCM Estate Agents are delighted to present to the market an opportunity to acquire this well-presented and well-proportioned THREE BEDROOM TERRACED HOUSE, with an ENCLOSED PRIVATE REAR GARDEN, gas central heating and double glazing.

Accommodation is arranged over two floors comprising a practical porch leading to a welcoming entrance hall, DOWNSTAIRS WC, lounge, MODERN KITCHEN-DINER, upstairs landing, THREE BEDROOMS and a SHOWER ROOM.

Conveniently located in a sought-after region of St Leonards, close to popular schooling establishments and amenities within the area.

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

#### **PORCH**

5'4 x 3'1 (1.63m x 0.94m)

UPVC door and double glazed window to side overlooking the garden, further double glazed door with frosted glass inset leading to:

#### **HALLWAY**

18'5 max x 5'6 max (5.61m max x 1.68m max )

Bamboo flooring, radiator, electric consumer unit, storage cupboard.

#### **LOUNGE**

15'4 x 10'8 (4.67m x 3.25m)

Bamboo flooring, radiator, double glazed window to rear aspect, double glazed frosted door providing access to the garden.

#### **KITCHEN-DINER**

18'3 x 9'5 (5.56m x 2.87m)

Fitted with a range of eye and base level cupboards, inset sink with stylish tap, space for fridge freezer, space and plumbing for washing machine and dishwasher, space for tumble dryer, space for cooker, cupboard housing combi boiler, vinyl flooring, part tiled walls, radiator, space for dining table and chairs, and a triple glazed window overlooking the front garden.

#### **FIRST FLOOR LANDING**

Storage cupboard with built in shelving, loft hatch, further storage cupboard, fire alarm, doors to:

#### **BEDROOM**

14'7 max x 8'7 max (4.45m max x 2.62m max )

Radiator, recessed area, triple glazed window to front aspect.

#### **BEDROOM**

14'5 max x 8'7 max (4.39m max x 2.62m max )

Recessed area, radiator, double glazed window overlooking the rear garden.

#### **BEDROOM**

9'2 x 6'7 (2.79m x 2.01m)

Radiator, double glazed window to rear aspect overlooking the garden.

#### **SHOWER ROOM**

6'5 x 5'5 (1.96m x 1.65m)

Vinyl flooring, heated towel rail, double sized shower with overhead shower and further shower attachment, wc, vanity enclosed wash hand basin with storage, double glazed frosted window to front aspect.

#### **OUTSIDE - FRONT**

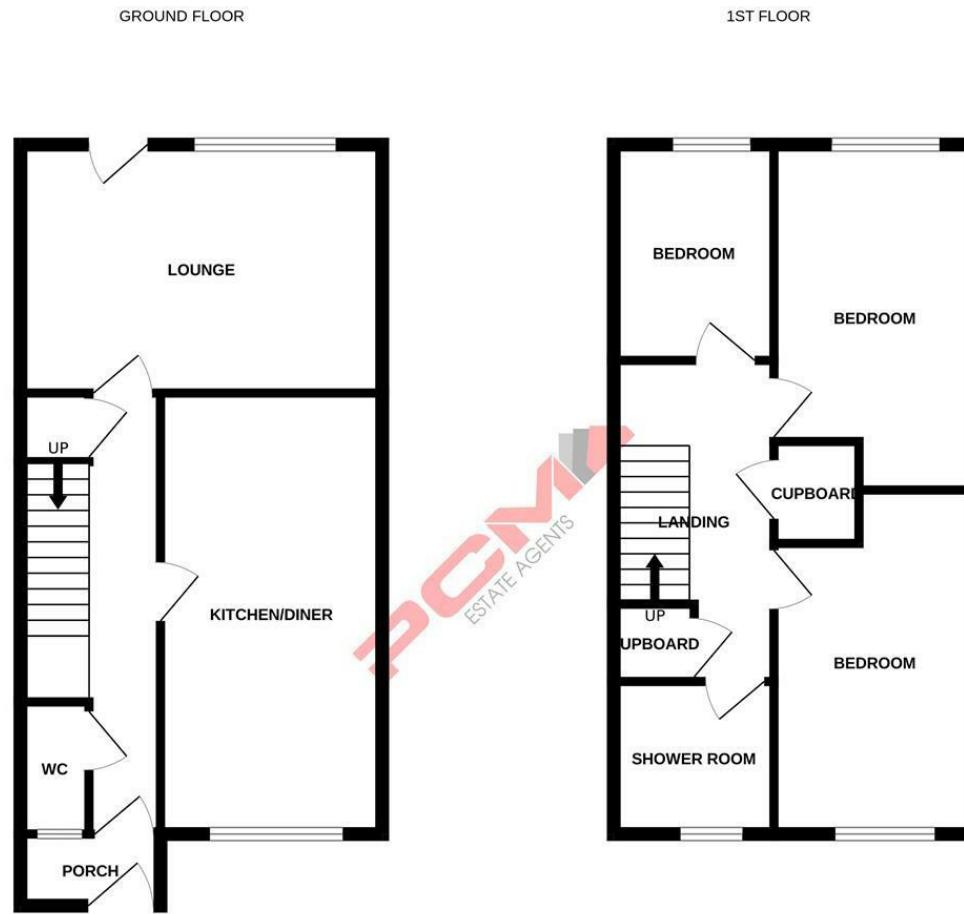
Wooden picket fence, gated leading to paved steps rising to the front door, area of lawn with potted plants.

#### **REAR GARDEN**

Fenced boundaries, wooden shed, mainly laid to lawn.

Council Tax Band: B





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	88	
(81-91)	B	76	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England & Wales			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A	88	
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
EU Directive 2002/91/EC			
England & Wales			

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.