



ESTATE AGENTS

2 Medina Terrace, West Hill Road, St. Leonards-On-Sea, TN38 0WJ

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Price £265,000

PCM Estate Agents welcome to the market an opportunity to acquire this CHAIN FREE THREE BEDROOM SEMI-DETACHED HOUSE with OFF ROAD PARKING, conveniently position within this sought-after region of West St Leonards, within easy reach of popular schooling establishments, St Leonards seafront, promenade and West St Leonards railway station with convenient links to London.

Inside, the property offers well-appointed accommodation over two floors comprising an entrance hall, LOUNGE-DINER, kitchen, upstairs landing, THREE BEDROOMS and a bathroom. The property has a driveway providing OFF ROAD PARKING, access to an EV CHARGING PORT for electric vehicles and a PRIVATE REAR GARDEN. There are modern comforts including gas fired central heating and double glazing.

Viewing comes highly recommended for anyone seeking a MODERN HOME in a superb convenient location.

Please call the owners agents now to book your viewing.

EXTERNAL LOBBY/PORCH

Wooden partially glazed front door opening to:

ENTRANCE HALL

Wood laminate flooring, radiator, dado rail, stairs rising to upper floor accommodation, under stairs storage cupboard, doors to:

LOUNGE-DINER

14'8 x 11'4 (4.47m x 3.45m)

Wood laminate flooring, television point, double radiator, double glazed window and door to rear aspect with views and access onto the garden.

KITCHEN-BREAKFAST ROOM

14'3 x 7'9 (4.34m x 2.36m)

Fitted with a range of eye and base level cupboards and drawers, worksurfaces, space for cooker, inset drainer-sink unit with mixer tap, space and plumbing for washing machine, space for tall fridge freezer, radiator, ample space for small breakfast table, extractor fan for ventilation, wall mounted boiler, dual aspect room with double glazed window to side and front aspects.

FIRST FLOOR LANDING

Loft hatch, doors to:

BEDROOM

14'8 x 8'7 (4.47m x 2.62m)

Cupboard over the stairs, radiator, double glazed window to front aspect.

BEDROOM

11' x 8'1 (3.35m x 2.46m)

Radiator, double glazed window to rear aspect with views onto the garden.

BEDROOM

7'2 x 6'5 (2.18m x 1.96m)

Radiator, double glazed window to rear aspect with views onto the garden.

BATHROOM

Panelled bath with mixer tap and shower attachment, pedestal wash hand basin, low level wc, part tiled walls, extractor for ventilation, radiator, double glazed pattern glass window to side aspect.

REAR GARDEN

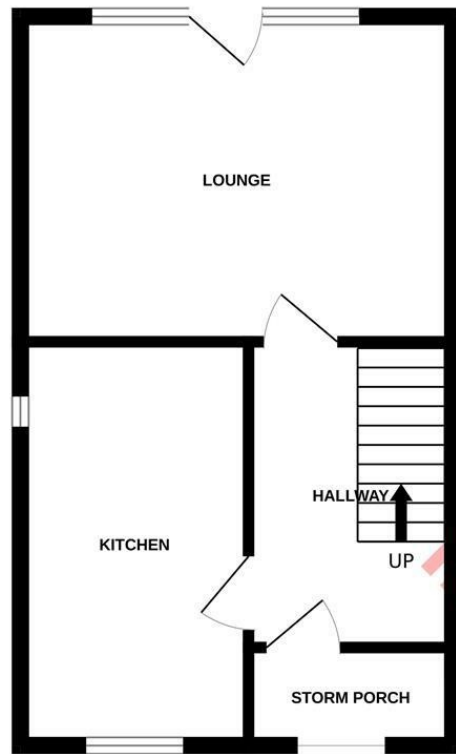
Patio abutting the property, area of lawn, gated side access to driveway, fenced boundaries.

OUTSIDE - FRONT

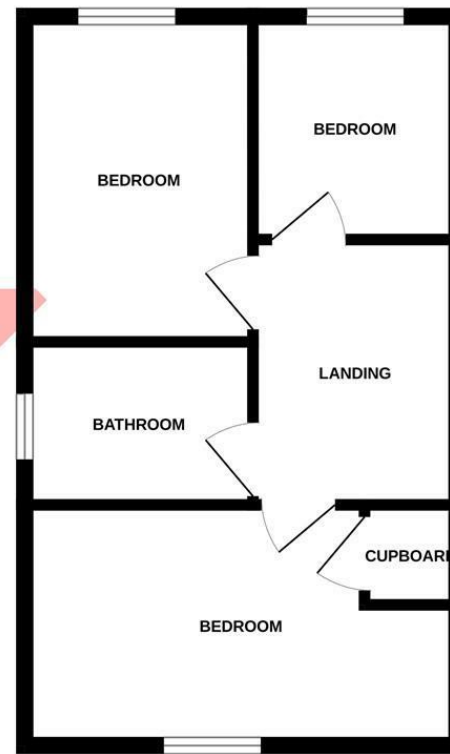
Path leading to porch, driveway providing off road parking with EV charging point.



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	