



ESTATE AGENTS

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**Guide Price £230,000**

**\*\*Guide Price £230,000 to £250,000\*\***

PCM Estate Agents are delighted to present to the market an opportunity to acquire this **OLDER STYLE TERRACED THREE DOUBLE BEDROOM HOUSE**, conveniently positioned within easy reach of amenities including Aldi and Ravenside Retail Park, with bus routes providing access to wider amenities. Offered to the market **CHAIN FREE**.

The property has an **ENCLOSED LEVEL GARDEN**, gas central heating and double glazing. Accommodation is arranged over two floors comprising a large **BAY FRONTED LIVING ROOM**, kitchen, **THREE DOUBLE BEDROOMS** and a bathroom.

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

### **DOUBLE GLAZED FRONT DOOR**

Opening into:

### **PORCH**

Further double glazed door opening into:

### **LOUNGE**

15'3 max x 14' into bay (4.65m max x 4.27m into bay )

Wood laminate flooring, double radiator, television point, fireplace, archway to:

### **INNER HALLWAY**

Stairs rising to upper floor accommodation, double radiator, under stairs storage cupboard, door to downstairs bathroom and large archway to:

### **KITCHEN**

11'4 x 8'6 (3.45m x 2.59m )

Radiator, coving to ceiling, fitted with a matching range of eye and base level cupboards and drawers with worksurfaces over, four ring gas hob with extractor over and oven below, inset drainer-sink unit with mixer tap, space and plumbing for washing machine, space for tall ridge freezer, part tiled walls, wood effect vinyl flooring, door to:

### **LEAN TO**

9'4 x 7'11 (2.84m x 2.41m)

Radiator, double glazed French doors to garden, door to large storage cupboard housing the boiler,

### **DOWNSTAIRS BATHROOM**

Panelled bath with mixer tap and shower attachment, pedestal wash hand basin, part tiled walls, part wood panelled walls, double radiator, double glazed pattern glass window to side aspect, doorway leading to:

### **DOWNSTAIRS WC**

Low level wc, radiator, double glazed window with obscured glass to rear aspect.

### **FIRST FLOOR LANDING**

Coving to ceiling, loft hatch to loft space, large storage cupboard, doors opening to:

### **BEDROOM**

13'7 x 11'11 (4.14m x 3.63m)

Two built in wardrobes, radiator, coving to ceiling, double glazed windows to front aspect.

### **BEDROOM**

11' x 9'9 (3.35m x 2.97m )

Radiator, double glazed windows to rear aspect.

### **BEDROOM**

10'10 x 7'9 (3.30m x 2.36m)

Radiator, picture rail, double glazed windows to rear aspect.

### **REAR GARDEN**

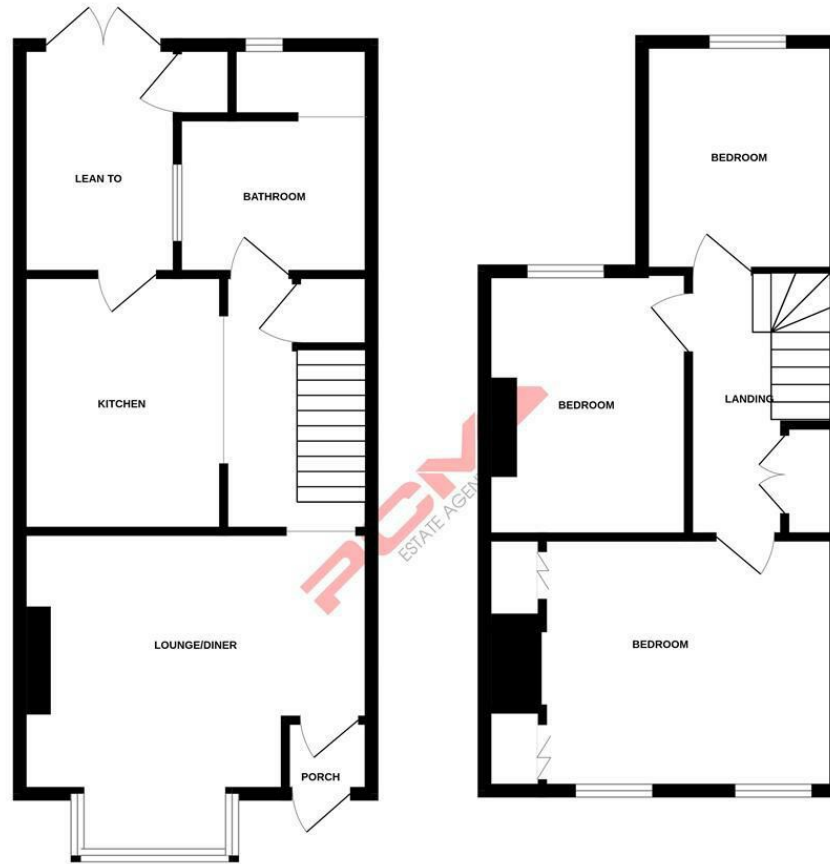
Laid to lawn with patio and two sheds, fenced and walled boundaries.

Council Tax Band: A



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			83
(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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			83
(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			
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.