



5 Westhill Mews, 128, West Hill Road, St. Leonards-On-Sea, TN38 0AY

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Price £310,000

PCM Estate Agents welcome to the market an exciting opportunity to acquire this THREE STOREY, THREE BEDROOM, TWO BATHROOM, END-TERRACED MODERN TOWNHOUSE with ALLOCATED PARKING and a LOW-MAINTENANCE GARDEN.

Accommodation is arranged over three floors comprising a welcoming entrance hall, GROUND FLOOR BEDROOM with EN-SUITE shower room, that could be utilised as a reception room if three bedrooms are not required, first floor with a SPACIOUS LIVING ROOM and a KITCHEN-DINING ROOM, whilst to the second floor there are TWO BEDROOMS and a bathroom. The property offers modern comforts including gas fired central heating and double glazing.

Conveniently positioned within the popular West St Leonards area, within walking distance of a mainline railway station having convenient links to London and a vast range of amenities including popular schooling establishments, the seafront and promenade.

Viewing comes highly recommended for anyone seeking a LOVELY HOME in the West St Leonards location, offering ADAPTABLE ACCOMMODATION close to a vast range of amenities.

Please call the owners agents now to book your viewing and avoid disappointment.

DOUBLE GLAZED FRONT DOOR

Leading to:

ENTRANCE HALL

Double glazed window to side aspect, stairs rising to the first floor accommodation, wood laminate flooring, radiator, under stairs recessed area, doors to:

RECEPTION ROOM/ BEDROOM

17'4 x 9'4 (5.28m x 2.84m)

Offering a versatile space, converted from the garage. Coving to ceiling, radiator, wood laminate flooring, double glazed window to front aspect, sliding door to:

EN-SUITE

Walk-in shower, low level wc, pedestal wash hand basin, tiled walls, heated towel rail, extractor for ventilation, double glazed window with opaque glass to side aspect.

FIRST FLOOR

Leading to:

LIVING ROOM

14'5 x 12'4 (4.39m x 3.76m)

Stairs rising to the second floor, radiator, television point, two double glazed windows to front aspect, door to:

KITCHEN-DINING ROOM

15'6 x 8'5 (4.72m x 2.57m)

Fitted with a matching range of eye and base level cupboards and drawers with worksurfaces over, tiled splashbacks, electric hob with oven below and fitted extractor over, inset one & ½ bowl sink with mixer tap, space for tall fridge freezer, space and plumbing for washing machine, ample space for dining table, double glazed windows to rear and side elevations.

SECOND FLOOR LANDING

Loft hatch, double glazed window to side aspect, doors to:

MASTER BEDROOM

12'2 x 11'3 (3.71m x 3.43m)

Built in cupboard, radiator, double glazed window to front aspect.

BEDROOM

11'3 x 8'3 (3.43m x 2.51m)

Radiator, double glazed window to side aspect.

BATHROOM

Bath with mixer tap, shower over bath with rain style shower head and hand-held shower attachment, dual flush low level wc, vanity enclosed wash hand basin with mixer tap, tiled walls, tiled flooring, heated towel rail, down lights, extractor for ventilation, Velux style window to rear aspect.

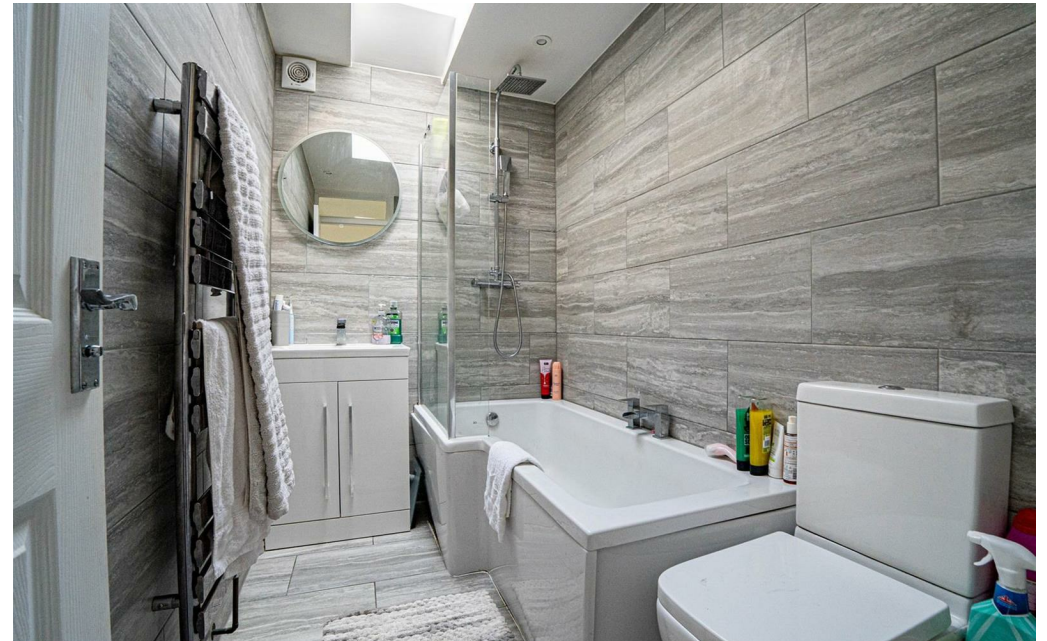
GARDEN

Only accessible via leaving the property and accessing via a side gate. The garden is paved and offers a level space perfect for outdoor dining and entertaining, with fenced boundaries.

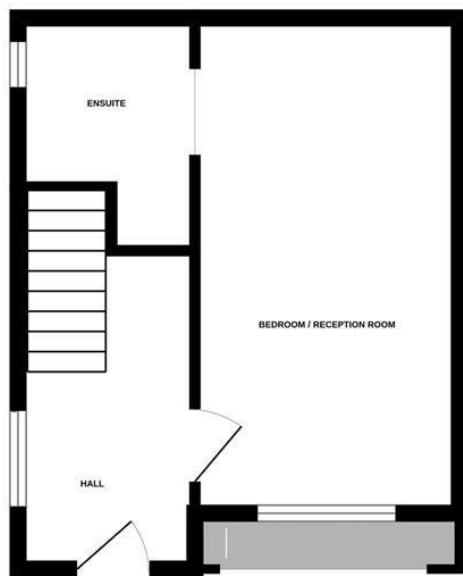
PARKING

Located to the side of the property is an allocated parking space.

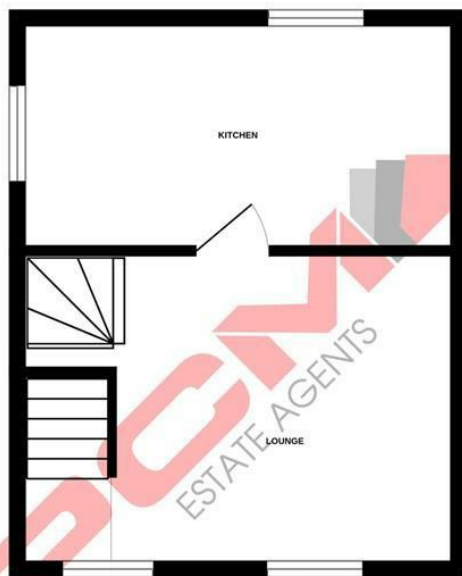
Council Tax Band: C



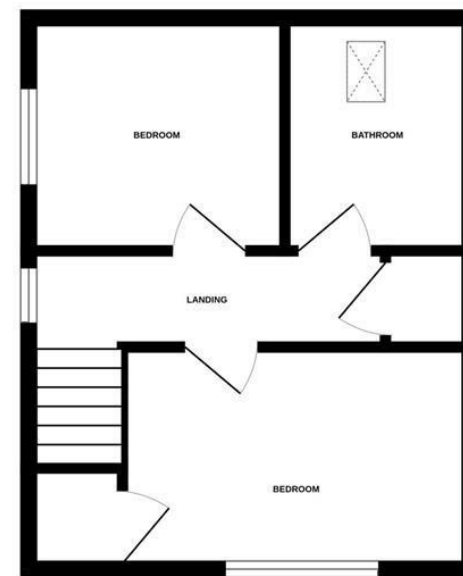
GROUND FLOOR



1ST FLOOR



2ND 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	