



ESTATE AGENTS

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**Offers In Excess Of £265,000**

PCM Estate Agents are delighted to present to the market an opportunity to secure this RECENTLY REFURBISHED and EXTENDED THREE BEDROOM TERRACED HOUSE, located in a sought-after area of St Leonards, with OFF ROAD PARKING and a LARGE FAMILY FRIENDLY GARDEN. Offered to the market CHAIN FREE.

Accommodation comprises an entrance hall, lounge, NEWLY FITTED KITCHEN-BREAKFAST ROOM, separate DINING ROOM with patio doors to the rear garden, first floor landing, THREE BEDROOMS and a NEWLY FITTED BATHROOM. To the front of the property there is OFF ROAD PARKING, whilst to the rear there is an area of patio, ideal for dining and entertaining, whilst also having a FAMILY FRIENDLY area of lawn. There are modern comforts including newly installed gas central heating, and double glazing.

Conveniently positioned close to local schooling and nearby amenities. Please call the owners agents now to book your viewing and avoid disappointment.

#### **PRIVATE FRONT DOOR**

Opening to:

#### **ENTRANCE PORCH**

Double glazed window to front aspect, frosted double glazed door opening to:

#### **HALLWAY**

Stairs rising to the first floor landing, radiator, door to:

#### **LOUNGE**

14'3 x 12'4 (4.34m x 3.76m)

Under stairs storage cupboard housing the electric consumer unit and meter, television point, radiator, double glazed window to front aspect, archway opening to:

#### **KITCHEN-BREAKFAST ROOM**

17'6 x 7'4 (5.33m x 2.24m)

Newly fitted with a range of eye and base level units, space and plumbing for washing machine, space for tall fridge freezer, stainless steel inset sink with mixer tap, electric four ring hob with extractor above and oven below, wall mounted gas boiler, double glazed window to rear aspect overlooking the garden, further door to:

#### **DINING ROOM**

12' x 9' (3.66m x 2.74m)

Double glazed window to side aspect, double glazed patio doors opening onto the rear garden.

#### **FIRST FLOOR LANDING**

Loft hatch, doors to:

#### **BEDROOM**

9'5 x 9'2 (2.87m x 2.79m)

Radiator, double glazed window to front aspect.

#### **BEDROOM**

8'5 x 7'5 (2.57m x 2.26m)

Radiator, double glazed window to rear aspect.

#### **BEDROOM**

9'5 max narrowing to 4'1 x 8' narrowing to 4'7 (2.87m max narrowing to 1.24m x 2.44m narrowing to 1.40m)

Built in wardrobe with hanging space, radiator, double glazed window to front aspect.

#### **FAMILY BATHROOM**

Newly fitted suite comprising a panelled bath with mixer tap and separate shower attachment, dual flush low level wc, wash hand basin with vanity mirror above, chrome heated towel rail, part tiled walls, frosted double glazed window to rear aspect.

#### **OUTSIDE - FRONT**

Driveway providing off road parking, steps down to entrance porch, fenced boundaries.

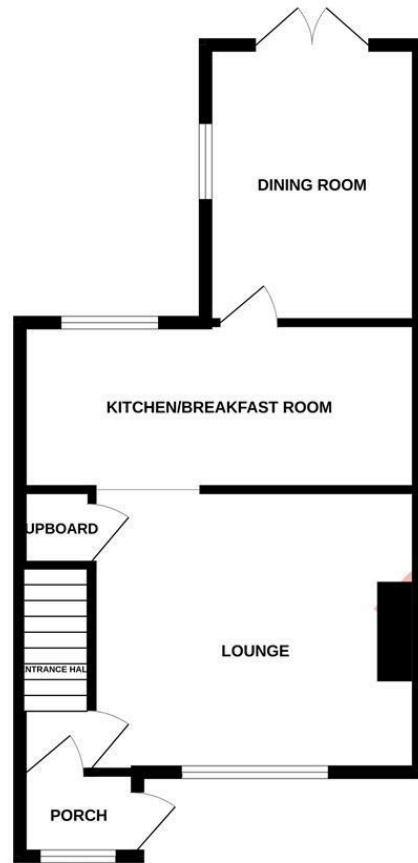
#### **REAR GARDEN**

Area of patio, ideal for dining and entertaining, step down to an area of mainly level lawn being ideal for families, a small area of concrete and storage shed with fenced boundaries.

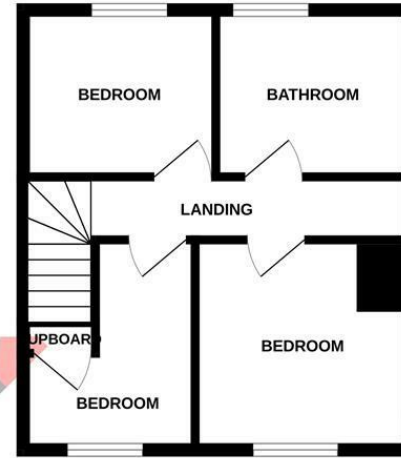
Council Tax Band: B



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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			85
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		65	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		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.