



ESTATE AGENTS

39, Wentworth Way, St. Leonards-On-Sea, TN38 0XG

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Price £265,000

PCM Estate Agents are delighted to present to the market this wonderful opportunity to acquire an EXTENDED, TWO-BEDROOM SEMI-DETACHED MODERN HOME, positioned on a highly sought-after road in St. Leonards. This inviting residence features gas central heating, double glazing, and an ENCLOSED TERRACED GARDEN, perfect for both relaxation and entertaining.

The well-planned accommodation spans two floors, beginning with a welcoming entrance hall that leads to a SPACIOUS LOUNGE, a separate DINING ROOM, and a MODERN, thoughtfully designed KITCHEN. Upstairs, the landing guides you to TWO GENEROUSLY SIZED BEDROOMS and a beautifully appointed family bathroom.

Ideally located within easy reach of reputable schools and a host of local amenities, this home offers a perfect blend of modern living and convenience.

Early viewing is highly recommended, please contact the agents today to arrange your private tour.

DOUBLE GLAZED FRONT DOOR

Opening to:

ENTRANCE HALL

Double glazed window to front aspect, coving to ceiling, doors to:

DINING ROOM

10'4 x 7'4 (3.15m x 2.24m)

Coving to ceiling, wood laminate flooring, wall mounted vertical radiator, double glazed French doors to the garden.

LOUNGE

12'5 x 10' (3.78m x 3.05m)

Stairs rising to upper floor accommodation, recessed electric fire, double radiator, television point, dual aspect room with double glazed windows to side and front elevations.

KITCHEN

12'9 x 10'7 (3.89m x 3.23m)

Fitted with a matching range of eye and base level cupboards and drawers with

worksurfaces over, inset one & ½ bowl drainer-sink unit with mixer tap, space for tall fridge freezer, space and plumbing for washing machine and tumble dryer, wall mounted boiler, part tiled walls, tiled flooring, radiator, ample space for breakfast table, double glazed window to rear aspect with views onto the garden.

FIRST FLOOR LANDING

Double glazed window to side aspect, loft hatch, doors to:

BEDROOM

12'3 x 9'6 (3.73m x 2.90m)

Coving to ceiling, radiator, dual aspect room with double glazed windows to side and front aspects.

BEDROOM

10'5 x 6'1 (3.18m x 1.85m)

Measurement excludes door recess. Radiator, double glazed window to rear aspect with views onto the garden.

SHOWER ROOM

Walk in shower, vanity enclosed wash hand basin with mixer tap, concealed cistern dual flush low level wc incorporating additional storage space, tiled walls, tiled flooring, down lights, heated towel rail, double glazed window to rear aspect.

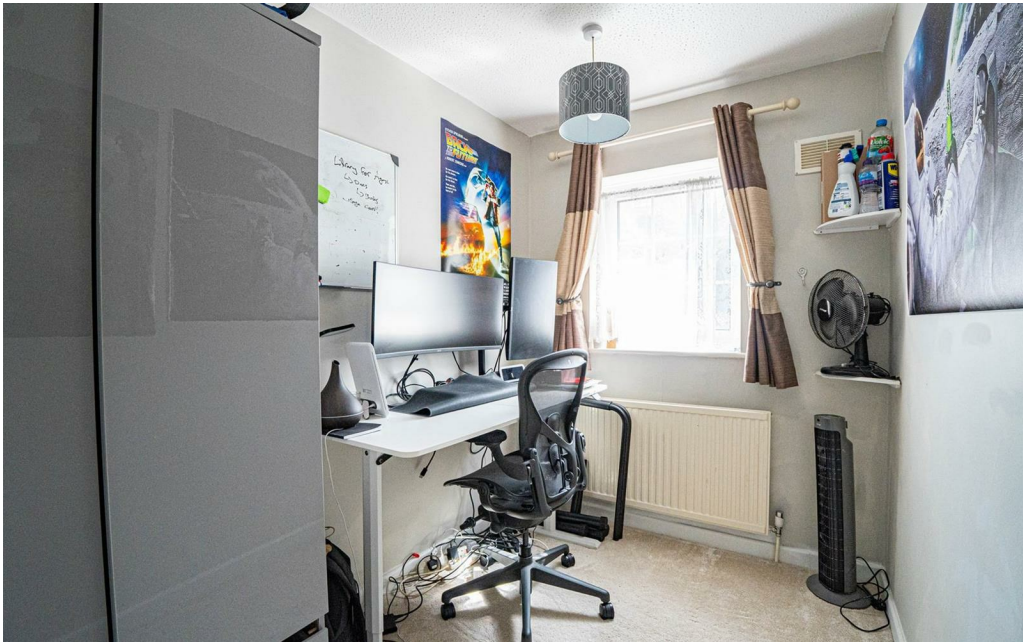
REAR GARDEN

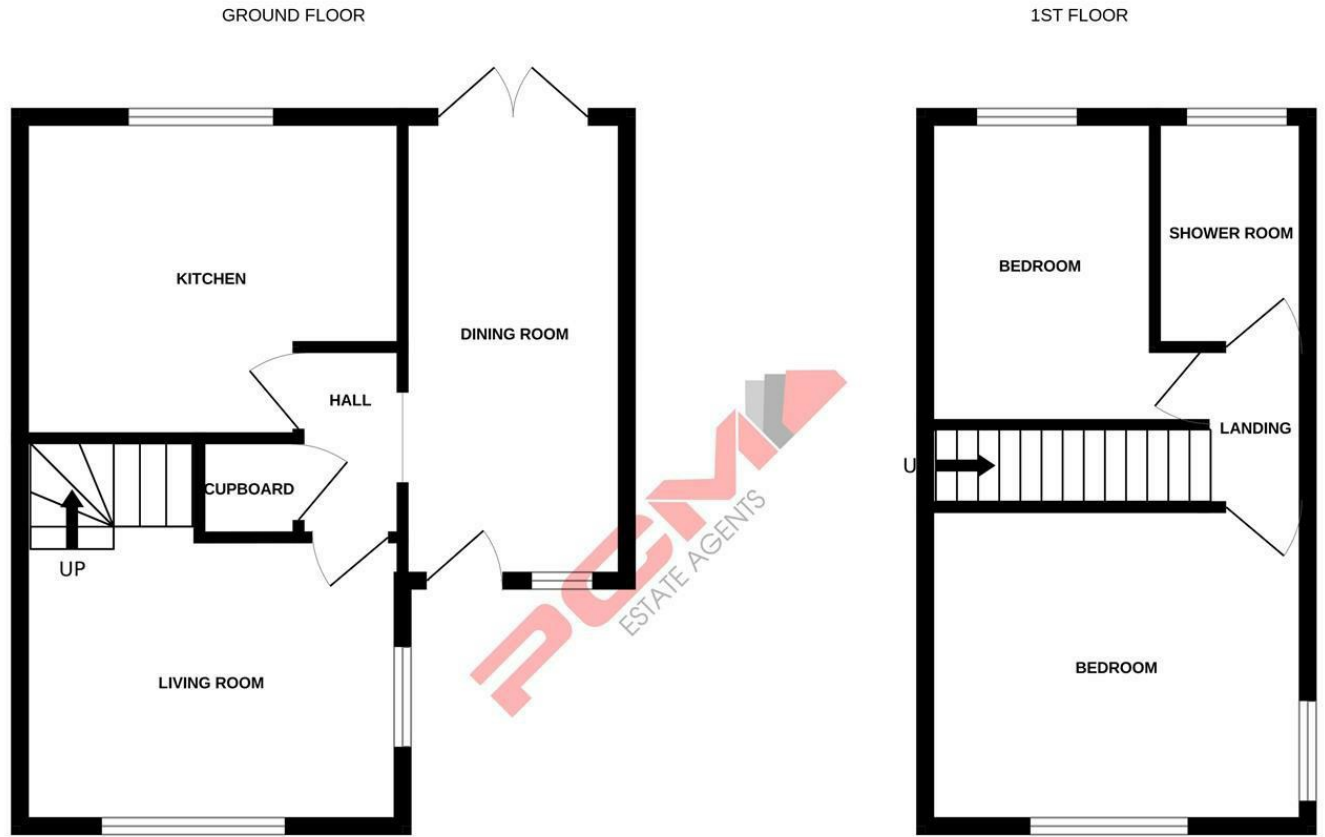
Terraced and landscaped with two large patio areas, gated side access, the top terrace is laid with planting beds, fenced boundaries, ample outdoor space for entertaining and eating al-fresco.

OUTSIDE - FRONT

Driveway providing off road parking, path leading to the front door.

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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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	87

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	