



ESTATE AGENTS

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Offers In Excess Of £300,000

PCM Estate Agents are delighted to present to the market an opportunity to acquire this TERRACED THREE/ FOUR BEDROOM HOUSE, with OFF ROAD PARKING and an ENCLOSED REAR GARDEN. Conveniently positioned on this sought-after road within the favourable Little Ridge region of St Leonards, close to amenities, popular schooling establishments and the Conquest Hospital.

The property has gas fired central heating, double glazing and well-appointed accommodation arranged over two floors comprising an entrance hall, DUAL ASPECT OPEN PLAN LOUNGE-DINING ROOM, inner hall providing access to the KITCHEN which in turn leads to the CONSERVATORY, from which you can access the garden. There is also a further RECEPTION ROOM/ OPTIONAL BEDROOM also positioned on the ground floor, converted from the original garage. Upstairs, the landing provides access to THREE GOOD SIZED BEDROOMS and a family bathroom.

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

DOUBLE GLAZED FRONT DOOR

Opening into:

WELCOMING ENTRANCE HALL

Wood laminate flooring, coving to ceiling, radiator, double glazed window to side aspect, door opening to:

LOUNGE-DINING ROOM

21'8" max x 10'4" max (6.60m max x 3.15m max)

A light and airy room being dual aspect with double glazed windows to front and rear aspects, double radiator, two single radiators, continuation of the wood laminate flooring, door to:

INNER HALL

Stairs rising to upper floor accommodation, also providing access to the kitchen and fourth bedroom/playroom, wall mounted thermostat control for gas fired central heating.

KITCHEN

10'1" x 7'2" (3.07m x 2.18m)

Modern and built with a matching range of eye and base level cupboards and drawers, fitted with soft close hinges and having complimentary worksurfaces and matching upstands, inset resin drainer-sink with mixer tap, Zanussi electric induction hob, fan assisted oven and grill, extractor fan, space and plumbing for dishwasher and washing machine, space for tall fridge freezer, down lighting, double glazed window and door to rear aspect, door opening to:

CONSERVATORY

17'9" x 6'2" (5.41m x 1.88m)

UPVC construction with double glazed windows to rear aspect having views onto the garden, double glazed sliding patio doors to garden, heating, wall light. This room is currently set up as a home office, but could be enjoyed in many different ways.

STUDY/ PLAYROOM/ BEDROOM

15'4" max x 8'0" max (4.67m max x 2.44m max)

Converted from the garage with built in storage, wood laminate flooring, radiator, coving to ceiling, housing the consumer unit for the electrics and offering additional under stairs storage space, double glazed window to front aspect.

FIRST FLOOR LANDING

Loft hatch, wood laminate flooring, providing access to:

BEDROOM

10'5" x 10'3" (3.18m x 3.12m)

Wood laminate flooring, radiator, coving to ceiling, double glazed window to front aspect.

BEDROOM

11'1" x 10'5" (3.38m x 3.18m)

Coving to ceiling, radiator, double glazed window to rear aspect with views onto the garden.

BEDROOM

8'3" x 7'3" (2.51m x 2.21m)

Coving to ceiling, radiator, wood laminate flooring, double glazed window to front aspect.

BATHROOM

Panelled bath with mixer tap and shower attachment, glass shower screen, dual flush low level wc, pedestal wash hand basin with mixer tap, heated towel rail, part tiled walls, large storage cupboard with hot water pipes being utilised as an airing cupboard, double glazed window with pattern glass to rear aspect for privacy.

OUTSIDE - FRONT

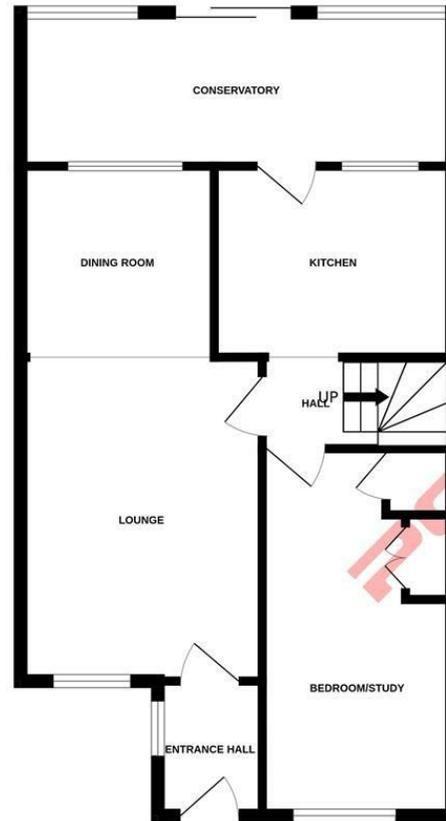
Driveway providing off road parking, pathway to front door, area of landscaping with shrubs.

REAR GARDEN

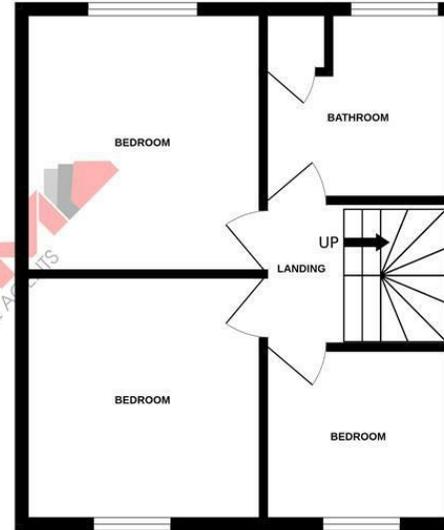
Good size and laid to lawn with patio, wooden shed, gated side access to side providing access to the front.



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	