



**476, Bexhill Road, St. Leonards-On-Sea, TN38 8AU**

Web: [www.pcimestateagents.co.uk](http://www.pcimestateagents.co.uk)  
Tel: 01424 839111

**Offers In Excess Of £335,000**

PCM Estate Agents are delighted to present to the market an opportunity to acquire this RECENTLY REFURBISHED THREE BEDROOM MID TERRACE FAMILY HOME, conveniently located in this highly sought after region of West St Leonards within easy reach of the seafront, Ravenside Retail Park and other amenities within the immediate local area.

The property has been significantly improved under the current ownership, enjoying BEAUTIFULLY PRESENTED accommodation arranged over two floors comprising 16FT KITCHEN/DINER with BI-FOLD doors opening out to the garden, lounge, newly fitted cloakroom. To the first floor, a landing provides access to THREE BEDROOMS and a NEWLY FITTED BATHROOM. There is also a LARGE CELLAR SPACE set beneath the property.

A delightful feature of this family home is the EXPANSIVE NEWLY LANDSCAPED GARDEN with a composite decked BALCONY directly from the property offering an ample outdoor space to eat alfresco and entertain. From here there are a few steps down to the main section with is level and incredibly family friendly with porcelain stone patio, two decked patios and a section of lawn and a GARDEN STUDIO which offers potential to have a home gym/office or garden bar.

Please call PCM Estate Agents now to arrange your appointment to view.

#### **COMPOSITE FRONT DOOR**

Opening to:

#### **INVITING ENTRANCE HALL**

Staircase rising to upper floor accommodation, radiator, recently laid SPC wood effect flooring.

#### **CLOAKROOM**

Continuation of the SPC wood effect flooring, low level wc, wash hand basin, return door to entrance hall.

#### **LOUNGE**

13'5 x 10'2 (4.09m x 3.10m)

Continuation of the SPC wood effect flooring, radiator, television point, coved ceiling, double glazed window to front aspect, return door to entrance hall.

#### **KITCHEN/DINER**

16'6 x 11'11 (5.03m x 3.63m)

Beautifully presented open plan room with bi-folding doors to the rear providing a pleasant outlook and seamless access into the garden. The kitchen has been recently installed and comprises a range of eye and base level units with work surfaces over, induction hob with extractor above, integrated double oven/grill, inset sink with mixer tap, integrated dishwasher. The dining area offers ample space for dining table and chairs, space for American style fridge/freezer, double glazed window to rear aspect with lovely views onto the garden, SPC wood effect flooring.

#### **FIRST FLOOR LANDING**

Loft hatch, SPC wood effect flooring.

#### **BEDROOM**

13'5 x 10'2 (4.09m x 3.10m)

Double glazed window to front aspect, radiator.

#### **BEDROOM**

11'11 x 10'2 (3.63m x 3.10m)

Double glazed window to rear aspect overlooking the garden, radiator.

#### **BEDROOM**

7'5 x 5'11 (2.26m x 1.80m)

Double glazed window to front aspect, radiator.

#### **BATHROOM**

Newly installed stylish bathroom suite comprising a panelled bath with mixer tap, shower over bath with rain style shower head and handheld shower attachment, vanity enclosed wash hand basin with mixer tap, dual flush low level wc, SPC wood effect flooring, coved ceiling, aquaboardered walls, extractor fan, double glazed window to rear aspect.

#### **CELLAR**

25'8 max x 15'6 narrowing to 9'7 (7.82m max x 4.72m narrowing to 2.92m)

Restricted head height. Wall mounted gas fired boiler, double glazed obscured window to front aspect, power and light, space and plumbing for washing machine. Access to the cellar is externally via the garden.

#### **FRONT GARDEN**

Off road parking.

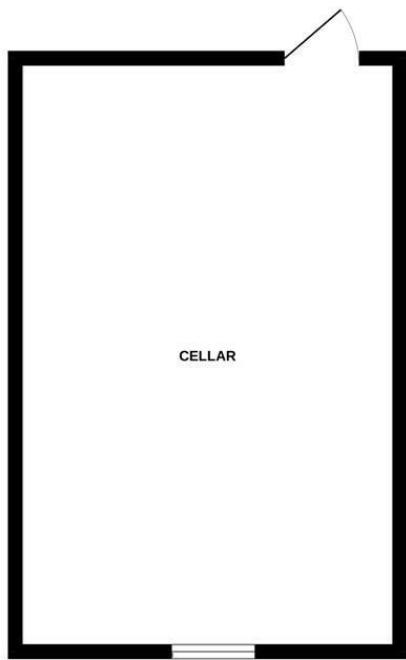
#### **REAR GARDEN**

Private and secluded garden having been recently landscaped. There is a raised composite decked veranda which is accessible through the bi-folding doors from the kitchen/diner. Ample space for table and chairs to sit and eat alfresco with pleasant views over the main section of garden. Glass and metal balustrade with steps down to a level family-friendly garden laid mainly with porcelain stone patio, two composite decked patio areas, one being set beneath a pergola and there is also a garden studio with bi-folding doors offering approximately 11sqm of space and being insulated and has potential for power and light (no power and light connected at present) This space would make a great outdoor garden bar/gym/home office.

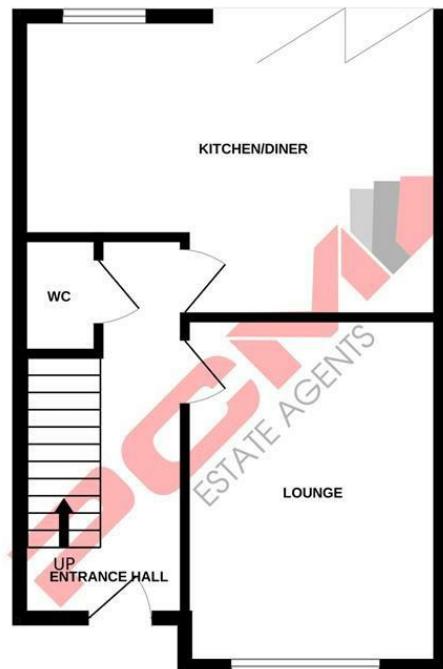
Council Tax Band: B



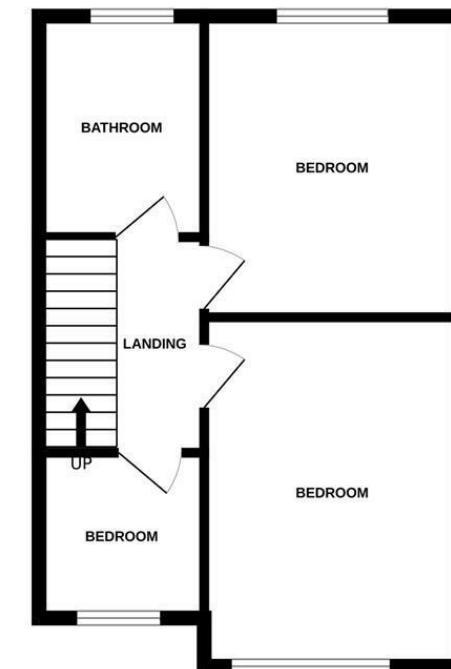
BASEMENT



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		89	
(81-91) B		75	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England & Wales			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A		89	
(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			
EU Directive 2002/91/EC			
England & Wales			