



ESTATE AGENTS

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Price £315,000

PCM Estate Agents are delighted to present this beautifully EXTENDED THREE BEDROOM FAMILY HOME, nestled in the highly sought-after area of St. Leonards. This CHARMING PROPERTY is just moments away from reputable schools and the vibrant bohemia quarter, brimming with unique shops and amenities. Additionally, the property is within walking distance of Alexandra Park, offering a serene escape.

Inside, you'll find a thoughtfully designed layout spread over two floors. An inviting internal porch leads into a welcoming entrance hall, which opens up to a DUAL ASPECT LOUNGE and DINING AREA. From here, an inner hall leads you to a charming COURTYARD STYLE GARDEN and a well-appointed KITCHEN-BREAKFAST ROOM.

Upstairs, the landing provides access to THREE GENEROUSLY SIZED BEDROOMS and the main family bathroom, along with a LOVELY BALCONY that offers a perfect spot for a bistro table and potted plants, adding an extra touch of tranquillity.

With a combination of electric heating and gas radiators, this home perfectly balances comfort and style. Viewing is highly recommended!

DOUBLE GLAZED FRONT DOOR

With pattern glass leading to:

PORCH

Wood effect tiled flooring, offering plenty of space to take off coats and shoes, telephone points, further wooden partially glazed door opening to:

ENTRANCE HALL

Stairs rising to upper floor accommodation, continuation of the wood effect style flooring, dado rail, coving to ceiling, door to:

LOUNGE-DINING ROOM

20'8 x 12'3 narrowing to 9'9 (6.30m x 3.73m narrowing to 2.97m)
Coving to ceiling, dado rail, wall mounted electric radiator, wall mounted gas fire, television point, fireplace, double glazed windows to front and rear elevation, door to:

INNER HALL

Tiled flooring, further space for hanging coats, double glazed door to side aspect opening to the courtyard garden, door opening to a large under stairs storage cupboard, further door to:

KITCHEN-BREAKFAST ROOM

16' narrowing to 14' x 10'3 (4.88m narrowing to 4.27m x 3.12m)
Fitted with a matching range of eye and base level cupboards and drawers, worksurfaces, space for gas cooker, space and plumbing for dishwasher, inset drainer-sink unit with mixer tap, space for tall fridge freezer, part tiled walls, ample space for breakfast table, continuation of the tiled flooring, utility cupboard having space and plumbing for washing machine and tumble dryer, down lights, ceiling pendant lighting, double glazed window to side aspect.

FIRST FLOOR LANDING

Two loft hatches providing access to loft space, dado rail, coving to ceiling, door to balcony.

BEDROOM

15'1 max x 11'7 (4.60m max x 3.53m)
Over stairs storage cupboard, built in wardrobe, wall mounted gas fire, coving to ceiling, dado rail, double glazed window to front aspect.

BEDROOM

10'3 x 9'5 (3.12m x 2.87m)
Coving to ceiling, double glazed window to rear aspect.

BEDROOM

10'6 x 9'4 (3.20m x 2.84m)
Coving to ceiling, airing cupboard housing the immersion heater, dado rail, exposed wooden floorboards, double glazed window to side aspect.

BATHROOM

Panelled bath with electric shower over, dual flush low level wc, pedestal wash hand basin with mixer tap, aquaborded walls, heated towel rail, two double glazed pattern glass windows to side aspect.

BALCONY

Ample space for bistro style table and chairs, space for potted plants.

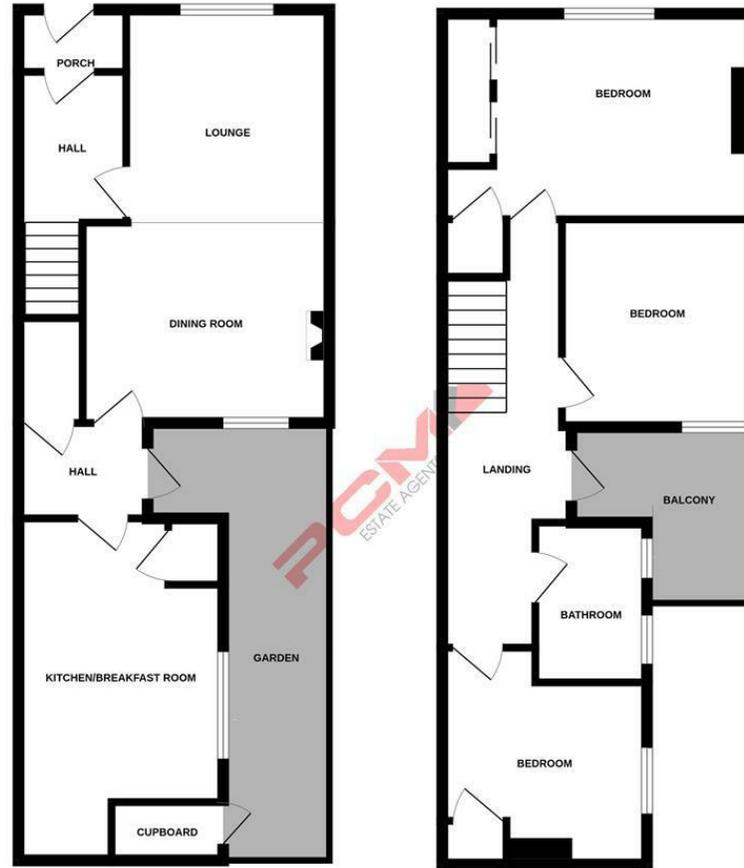
COURTYARD GARDEN

Partially canopied, outside space for bistro style table and chairs, access to an external storage cupboard.



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		