



ESTATE AGENTS

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**Price £285,000**



PCM Estate Agents are delighted to present to the market this spacious and well-presented THREE DOUBLE BEDROOM END-OF TERRACED FAMILY HOME, featuring a beautifully maintained and GENEROUS SIZED REAR GARDEN.

Accommodation is arranged over two floors and offers a welcoming entrance hall, BRIGHT & AIRY LIVING ROOM, SEPARATE DINING ROOM, well-equipped kitchen and a convenient DOWNSTAIRS WC. Upstairs the property continues to impress with THREE GENEROUS DOUBLE BEDROOMS and a family bathroom, complete with a separate shower enclosure. Further benefits include gas fired central heating and double glazing throughout.

A standout feature of this home is the ATTRACTIVE REAR GARDEN, thoughtfully designed to suit both relaxation and practicality. The garden is predominantly laid to lawn and also includes a raised planting area with GREENHOUSE, perfect for those interested in growing their own fruit and vegetables. Additional benefits include a stone pathway leading to compost bins and a raised decked patio area, accessed via the lounge, ideal for dining and entertaining.

Situated on this quiet and sought-after road in St Leonards, this property is conveniently located within easy reach of well regarded local schools and amenities. This property would make the IDEAL FAMILY HOME and early viewing comes highly recommended.

Please contact PCM Estate Agents today to arrange your appointment and avoid disappointment.

#### **PRIVATE FRONT DOOR**

Opening to:

#### **SPACIOUS ENTRANCE HALLWAY**

Stairs rising to the first floor landing, double glazed window to side aspect, radiator, wood flooring, opening to lounge and sliding door opening to:

#### **DOWNSTAIRS WC**

Low level dual flush wc, wash hand basin, tiled walls, tiled flooring.

#### **LOUNGE**

12'3 x 12'1 (3.73m x 3.68m)

Wood flooring, built in storage cupboard with shelving providing ample storage, electric feature fireplace, additional storage to alcove, radiator, dual aspect with double glazed windows to side and rear aspects, double glazed door providing access to the rear garden.

#### **KITCHEN**

12'3 x 9'3 (3.73m x 2.82m)

Fitted with a range of eye and base level units providing ample countertop space, stainless steel inset sink with mixer tap, space and plumbing for washing machine and tumble dryer, space for tall fridge freezer, four ring gas hob with extractor above and electric oven below, wall mounted gas boiler, tiled flooring, LED inset ceiling spotlights, double glazed window to front aspect, opening to:

#### **DINING ROOM**

11'4 x 8'7 (3.45m x 2.62m)

LED inset ceiling spotlights, radiator, double glazed window to rear aspect.

#### **FIRST FLOOR LANDING**

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

#### **BEDROOM**

12'3 x 10'1 (3.73m x 3.07m)

Two built in wardrobes, radiator, double glazed window to rear aspect overlooking the garden.

#### **BEDROOM**

11'9 max narrowing to 8'8 x 11' (3.58m max narrowing to 2.64m x 3.35m)

Radiator, double glazed window to rear aspect.

#### **BEDROOM**

10'7 x 9'8 (3.23m x 2.95m )

Built in wardrobe with hanging space and shelving above, radiator, LED inset ceiling spotlights, double glazed window to front aspect.

#### **BATHROOM**

Corner panelled bath with mixer tap, separate walk-in shower cubicle, low level

dual flush wc, wash hand basin with vanity mirror above, radiator, tiled walls, extractor fan, frosted double glazed window to front aspect.

### **OUTSIDE - FRONT**

Shared steps with neighbouring property providing access to a gate which in turn leads to an area of decking, which does require some attention. Large area of lawn, side access to the rear of the property, outside water tap, path leading to the front door.

### **REAR GARDEN**

Arranged over two tiers with the first being a large decked area, perfect for dining and entertaining, side access to the front of the property, further access to a brick built storage shed. There are wooden steps down to a large area of lawn with greenhouse, raised flowerbeds, stone laid paths leading to the rear of the garden and compost bin.

Council Tax Band: B











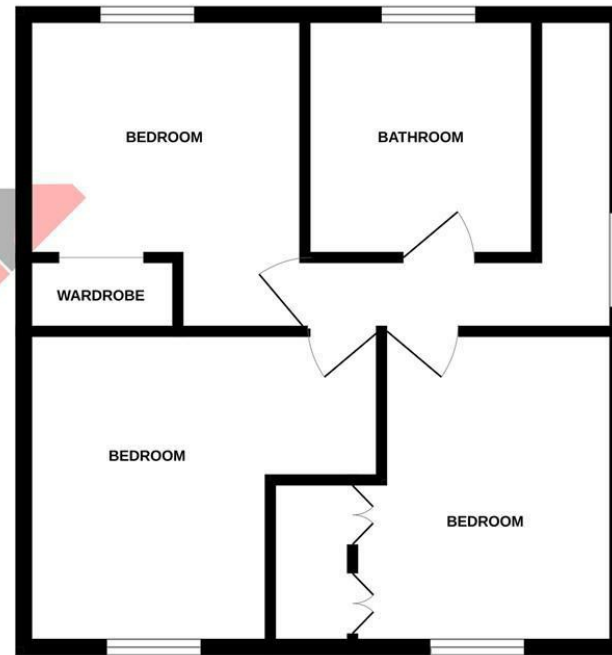




GROUND FLOOR



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>			
(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 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.