

**RUSH
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WILSON**



**18 Martingale Close, St. Leonards-On-Sea, East Sussex TN37 7SW
£275,000**

An opportunity to purchase this modern three bedroom semi detached house privately tucked away at the foot of a cul-de-sac within the sought after Little Ridge area of St Leonards. The property offers generous parking to the side of the property with vehicular gates leading through to a further area of parking together with a detached garage and gardens that are offered to front and rear. Internally the accommodation offers an entrance hall, cloakroom/wc, bay fronted lounge, open plan kitchen/diner, then to the first floor three bedrooms and a bathroom/wc. The property offers double glazing, gas fired central heating with modern refinements. Little Ridge is a sought after location in St Leonards enjoying immediate local amenities of Tesco Express, local schools and local bus routes found close by together with the Conquest Hospital. The property offers good sized accommodation internally with the advantage of more generous external space and early internal viewings come highly recommended.



Entrance Hall

Double glazed upvc entrance door to front, wood effect laminate flooring, carpeted stairs rising to the first floor, telephone point, radiator, door leading through to:

Cloakroom/WC

Double glazed opaque window to front, low level wc, pedestal wash hand basin.

Lounge

13'6 x 12'5 (4.11m x 3.78m)

Double glazed box bay window to front, wood effect laminate flooring, coved ceiling, understairs storage cupboard, archway leading through to:

Open Plan Kitchen/Diner

16'2 x 9'1 (4.93m x 2.77m)

Ample space for dining table and chairs, double glazed patio doors to rear providing views and access onto the garden, double radiator, wood effect laminate flooring. The kitchen area offers a further double glazed window to rear, range of modern matching wall and base units with work surfaces over, stainless steel sink unit with side drainer and mixer tap, four ring gas hob with oven set below and extractor above, space and plumbing for washing machine, space for fridge/freezer.

First Floor

Landing

Access to loft space, built in vented airing cupboard housing hot water tank with boiler and slatted shelf, doors off to the following:

Bedroom One

10'9 x 9'2 excluding wardrobes (3.28m x 2.79m excluding wardrobes)

Double glazed window to front overlooking the cul-de-sac, radiator, carpet as laid, fitted wardrobes with cupboards set above.

Bedroom Two

9'7 x 8'8 (2.92m x 2.64m)

Double glazed window to rear enjoying a verdant outlook and an elevated aspect onto the rear garden, radiator, carpet as laid, coved ceiling.

Bedroom Three

7'1 x 6'6 (2.16m x 1.98m)

Double glazed window to front overlooking the cul-de-sac, radiator, carpet as laid, coved ceiling.

Bathroom/WC

7' x 5'8 (2.13m x 1.73m)

Double glazed opaque window to rear, panel enclosed bath with mixer tap and shower spray attachment, pedestal wash hand basin, low level wc, radiator, part tiled walls.

Outside

Front Garden

Area of lawn, driveway that runs to the side of the property providing off road parking that leads to:

Garage

Up and over door, light and power, pitched roof.

Rear Garden

Area of decking with lawn set beyond, enclosed with close board timber fencing, gated side access.

Agents Note

None of the services or appliances mentioned in

these sale particulars have been tested.

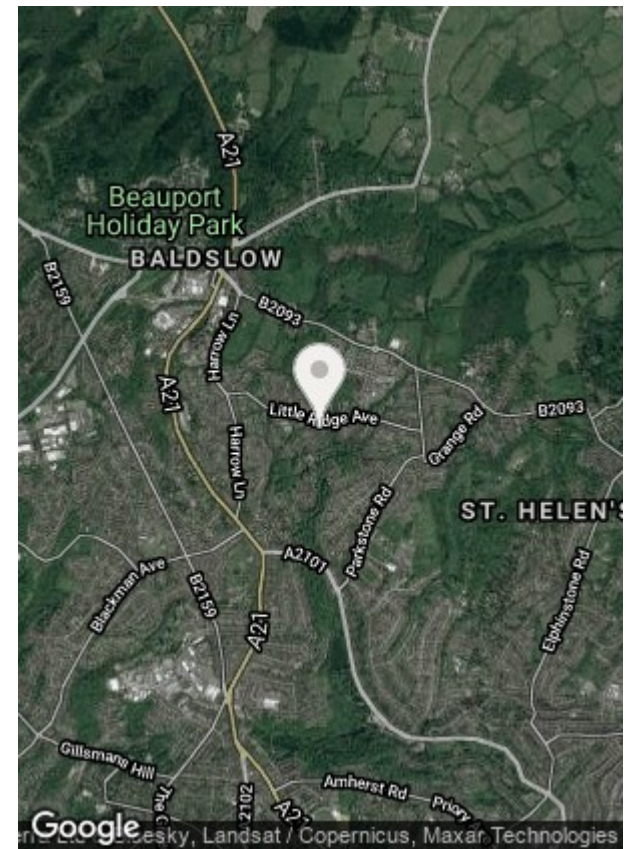
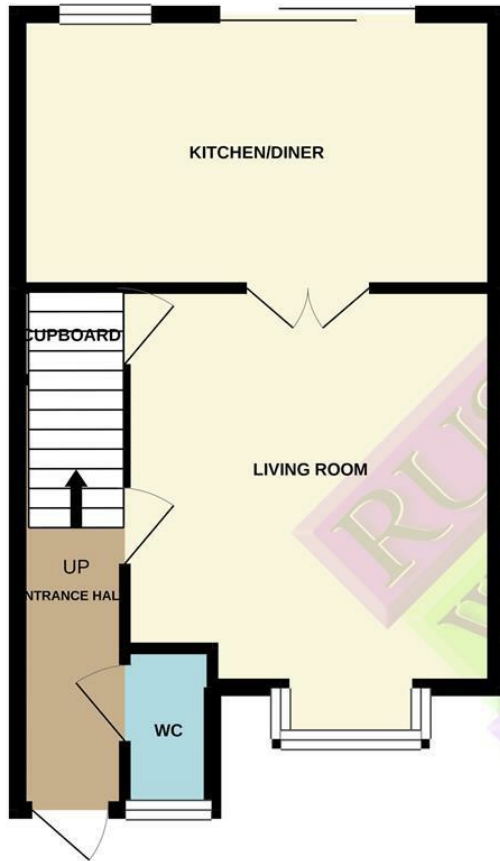
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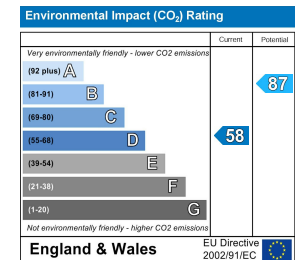
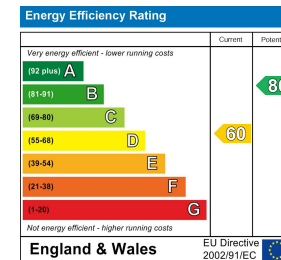


GROUND FLOOR

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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