

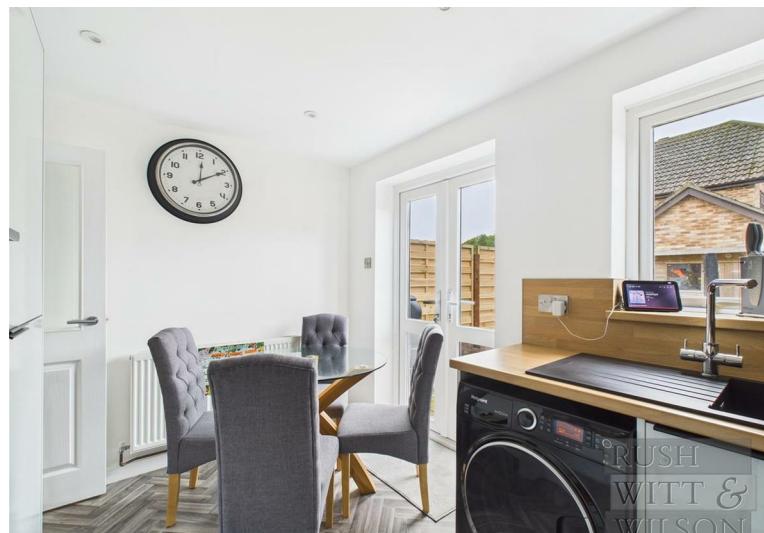
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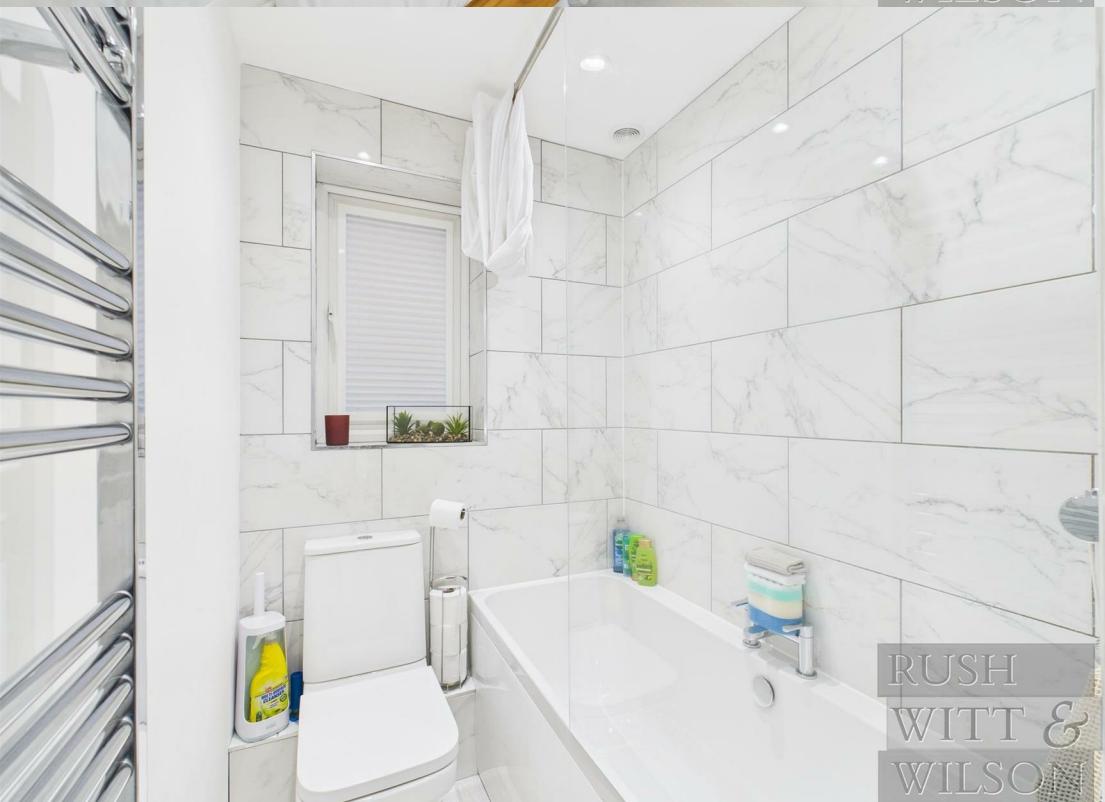
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3 Pentland Close, St. Leonards-On-Sea, TN37 7SR
Offers In The Region Of £270,000 Freehold

We are delighted to present to the market a modern semi-detached two-bedroom house located in the tranquil cul-de-sac of Pentland Close, within the desirable Little Ridge area of St Leonards-On-Sea. This charming property offers a wonderful opportunity for those seeking a comfortable and convenient home. The accommodation is thoughtfully arranged over two floors, providing a well-proportioned living space. Upon entering, you are welcomed by an entrance hall that leads to a spacious lounge, perfect for relaxation and entertaining. The kitchen-diner is a highlight of the home, offering a delightful space for family meals and gatherings. Upstairs, you will find two inviting bedrooms, along with a modern bathroom that caters to all your needs. The property boasts an enclosed low-maintenance garden, ideal for enjoying the outdoors without the hassle of extensive upkeep. Additionally, a driveway provides convenient off-road parking, enhancing the practicality of this lovely home. Modern comforts are assured with gas-fired central heating and double glazing throughout, ensuring a warm and inviting atmosphere year-round. The location is particularly advantageous, being within easy reach of popular schooling establishments and a variety of amenities in Little Ridge, making it an excellent choice for families and professionals alike. This property presents a fantastic opportunity to acquire a well-presented home in a sought-after area. We invite you to view this delightful house and discover all it has to offer.



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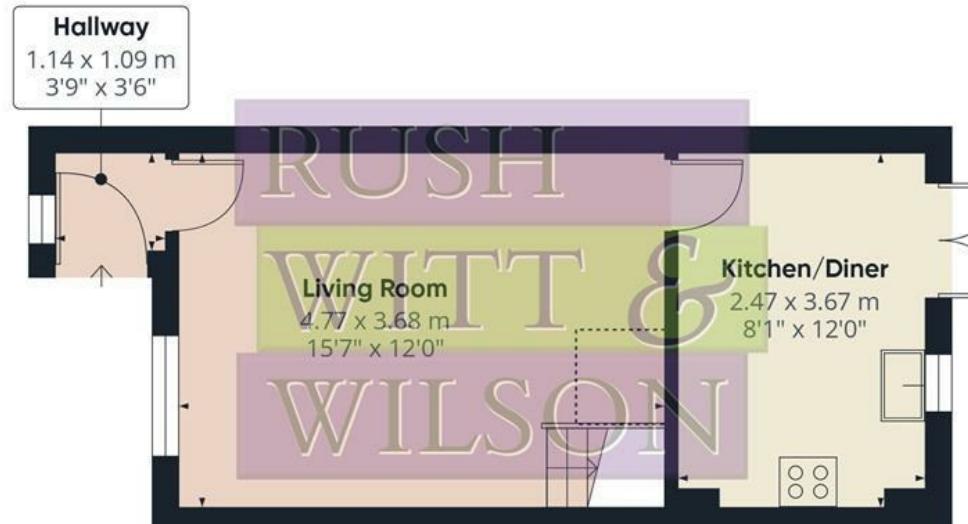
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Approximate total area⁽¹⁾

51.2 m²
550 ft²

Reduced headroom

0.9 m²
9 ft²

Floor 0

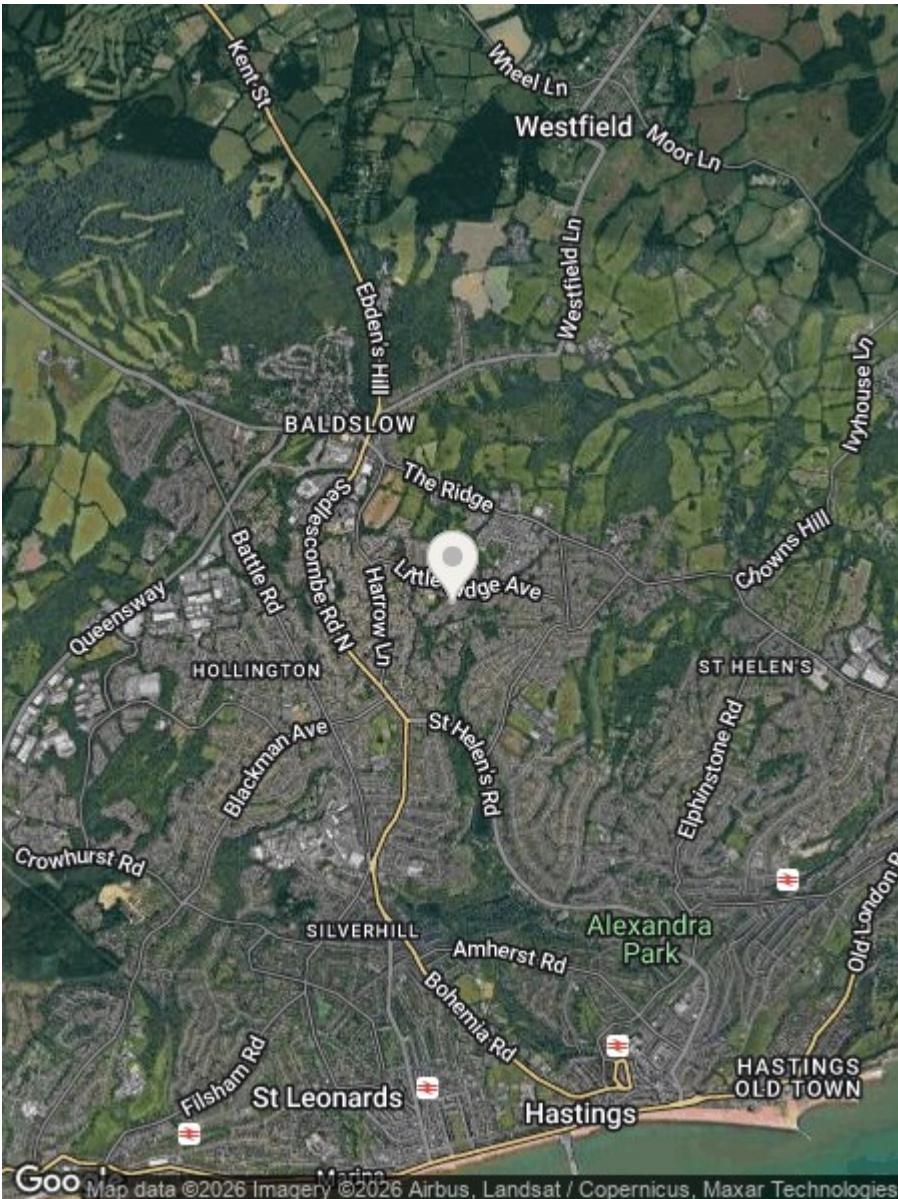


(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.



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	

Council Tax Band - C

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

Important Notice:

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Rush, Witt & Wilson in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Rush, Witt & Wilson nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s).
2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only.
3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.
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