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Tel: 01424 839111

**Offers In Excess Of £450,000**



PCM Estate Agents welcome to the market this exceptionally well-presented and deceptively spacious THREE DOUBLE BEDROOM SEMI-DETACHED HOUSE which has been recently built to an incredibly HIGH STANDARD throughout.

Boasting beautifully presented accommodation over three floors comprising a generous entrance hallway, bespoke fitted cloaks cupboard, 21ft LOUNGE with JULIETTE BALCONY overlooking the rear, DOUBLE BEDROOM and WC, to the lower floor there is a 23ft KITCHEN-DINING-FAMILY ROOM with BI-FOLD DOORS leading out to the garden, whilst to the first floor landing there are TWO FURTHER DOUBLE BEDROOMS with bespoke fitted wardrobes, EN SUITE and family bathroom. Externally the property enjoys a PRIVATE FAMILY FRIENDLY REAR GARDEN in addition to a block paved driveway providing OFF ROAD PARKING for multiple vehicles.

This STUNNING HOME offers MODERN & STYLISH LIVING throughout and also includes HERRINGBONE STYLE FLOORING, UNDERFLOOR HEATING to bathrooms & kitchen and FEATURE MEDIA WALL within the lounge. The property is considered an IDEAL FAMILY HOME.

Please call PCM Estate Agents now to arrange your immediate viewing to avoid disappointment.

#### **PRIVATE FRONT DOOR**

Leading to:

#### **ENTRANCE HALLWAY**

Spacious with stairs to upper and lower floor accommodation, herringbone flooring, built in cloakroom/ storage cupboard, double glazed obscured window to front aspect, radiator, double doors leading to:

#### **LOUNGE**

21'11 x 13'10 (6.68m x 4.22m)

Spacious light and airy room with a feature media wall with integrated electric fireplace, shelving built into recess, double glazed window and double door with Juliette balcony to rear aspect overlooking the garden and enjoying a partial view of the sea, herringbone flooring and two radiators.

#### **BEDROOM**

12'4 x 12' (3.76m x 3.66m)

Double glazed window to front aspect, radiator, herringbone flooring.

#### **WC**

Dual flush wc, wash hand basin set into vanity unit with storage below, radiator, underfloor heating, double glazed obscured window to front aspect, extractor fan.

#### **LOWER FLOOR**

Leading to:

#### **KITCHEN-DINING-FAMILY ROOM**

23'1 x 13'9 (7.04m x 4.19m)

Beautifully presented and modern with bi-fold doors to rear aspect leading out to the garden, comprising a range of eye and base level units and central island with breakfast bar, five ring gas hob with extractor above, integrated oven and grill, integrated microwave, integrated wine cooler, integrated fridge freezer, integrated dishwasher, one & ½ bowl inset sink with mixer tap, space and plumbing for washing machine, space for tumble dryer, underfloor heating, ample space for dining table and chairs, two radiators.

#### **FIRST FLOOR LANDING**

Loft hatch, wall mounted thermostat control.

#### **BEDROOM**

23'1 max x 13'10 (7.04m max x 4.22m)

Bespoke fitted wardrobes, two double glazed windows to rear aspect, two radiators, door to:

#### **EN SUITE**

Walk in double shower, dual flush wc, wash hand basin with storage below, double glazed obscured window to side aspect, extractor fan, part tiled walls, underfloor heating, radiator.

#### **BEDROOM**

12'1 x 12' (3.68m x 3.66m)

Bespoke fitted wardrobes, double glazed window to front aspect, radiator.

#### **BATHROOM**

Luxury suite comprising a P shaped panelled bath with mixer tap and shower attachment, shower screen, wash hand basin set into vanity unit with storage below, dual flush wc, radiator, matching marble effect wall and floor tiles, underfloor heating, double glazed obscured window to front aspect.

#### **REAR GARDEN**

Private, enclosed and family friendly enjoying a southerly facing sunny aspect with a patio area abutting the property providing ample space for seating and entertaining, side access to the front. The garden is predominantly laid to lawn with planted borders and a tree, with enclosed fenced boundaries.

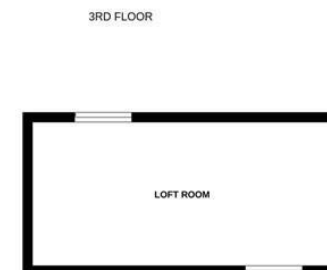
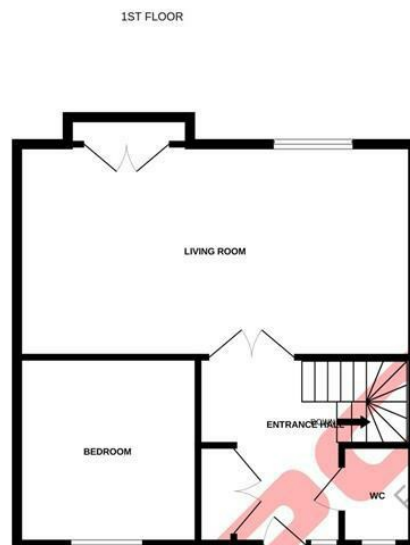
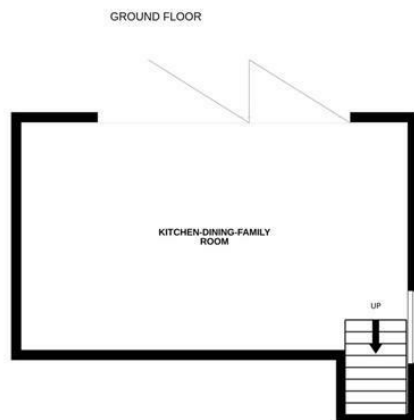
#### **OUTSIDE - FRONT**

The property is set back from the road with a large block paved driveway providing off road parking for multiple vehicles.

Council Tax Band: D







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) 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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	