



PCM Estate Agents are delighted to present to the market an exciting opportunity to acquire this THREE BEDROOM SEMI-DETACHED FAMILY HOME, tucked away in a quiet cul-de-sac location, with a substantial block paved driveway providing OFF ROAD PARKING for multiple vehicles and an ATTACHED GARAGE.

The property offers modern comforts including gas fired central heating, double glazing and features AIR CONDITIONING in the bedrooms. Accommodation is arranged over two floors and comprises an inviting and welcoming entrance hall, living room, KITCHEN-DINER with access to the rear garden, first floor landing, THREE BEDROOMS and a bathroom.

Conveniently located in this favourable region of St Leonards, within easy reach of popular schooling establishments and nearby amenities. Viewing comes highly recommended, please call the owners agents now to book your appointment.

UPVC DOUBLE GLAZED FRONT DOOR

With frosted insert, frosted windows, leading to:

PORCH

7'2" x 5'10" (2.2 x 1.8)

Wood laminate flooring, two double glazed windows, storage for shoes and coats, radiator, wooden door with glass insert leading to:

LOUNGE

16'8" max x 12'9" max (5.1 max x 3.9 max)

Carpeted, under stairs storage, two radiators, wood burner, coving to ceiling, burglar alarm panel, wooden door with glass insert leading to:

KITCHEN-DINER

16'8" x 10'9" (5.1 x 3.3)

Fitted with a range of eye and base level cupboards, part tiled surround, circular sink and draining unit, space for double oven, space and plumbing for dishwasher, tumble dryer and washing machine, space for double fridge freezer, wood laminate flooring, radiator, inset spotlights, two double glazed windows, double glazed French doors providing access to the garden.

FIRST FLOOR LANDING

Double glazed window to side aspect, loft access, air conditioning.

BEDROOM

12'9" x 9'10" (3.9 x 3)

Wooden floorboards, dado rail, built in storage, radiator, air conditioning, double glazed window to front aspect with far reaching views over rooftops where sunsets will be captured.

BEDROOM

9'10" max x 6'6" max (3' max x 2' max)

Carpeted, radiator, two storage cupboards, air conditioning, double glazed window to front aspect having views over rooftops, ideal for watching sunsets.

BEDROOM

10'9" x 9'10" (3.3 x 3)

Carpeted, radiator, air conditioning, storage cupboard, double glazed window to rear aspect overlooking the garden.

BATHROOM

Bath with separate shower over, corner sink, low level wc, radiator, carpeted, inset spotlights, extractor fan, tiled surround, frosted double glazed window to rear.

OUTSIDE - FRONT

Ample off road parking for two-three vehicles, EV charging point, paved to the front with a small area of lawn.

GARAGE

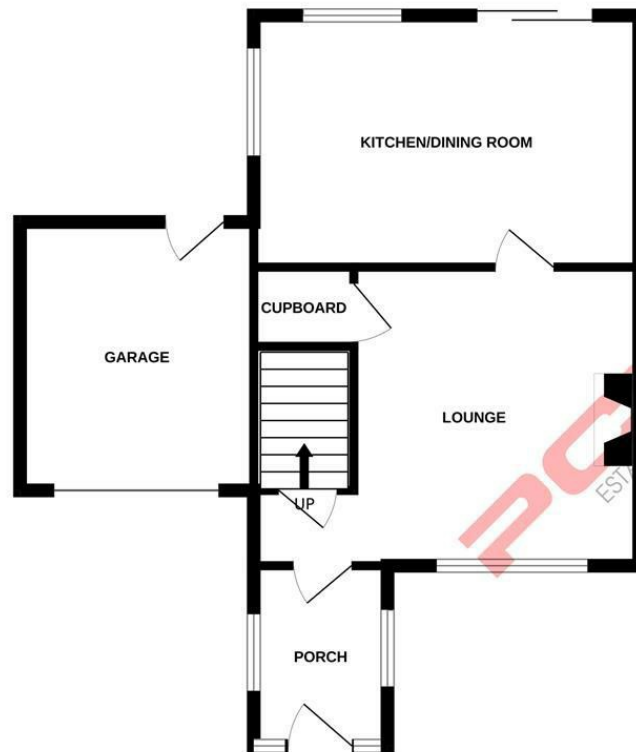
Up and over door

REAR GARDEN

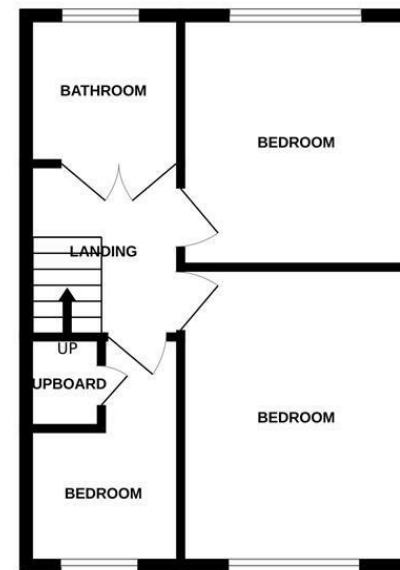
Decked area, patio area and area of lawn with maple tree, two winding canopies, personal door to garage, log store and air conditioning unit.



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	