



ESTATE AGENTS

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Offers In Excess Of £310,000

PCM Estate Agents are delighted to present to the market an opportunity to acquire this MODERN exceptionally well-presented THREE BEDROOM SEMI-DETACHED FAMILY HOME. Tucked away in a quiet cul-de-sac location within this favourable region of St Leonards, within easy reach of popular schooling establishments and nearby local amenities.

The property offers modern comforts including gas central heating, double glazing, a GARAGE, OFF ROAD PARKING and a LANDSCAPED GARDEN enjoying plenty of afternoon/ evening sunshine. Inside, the property offers well-appointed and well-proportioned accommodation arranged over two floors comprising a porch onto entrance hall, LOUNGE-DINER, MODERN KITCHEN, upstairs landing, THREE BEDROOMS and a MODERN BATHROOM.

Viewing comes highly recommended, please call the owners agents now to book your viewing.

DOUBLE GLAZED FRONT DOOR

Opening to:

PORCH

Double glazed windows to both front and side elevations, further double glazed door opening to:

ENTRANCE HALL

Wood laminate flooring, stairs rising to upper floor accommodation, radiator, telephone point, double glazed window to side aspect, door to kitchen and further door opening to:

LOUNGE-DINING ROOM

17'4 x 15'11 (5.28m x 4.85m)

Under stairs storage cupboard, wood laminate flooring, coving to ceiling, television point, coving to ceiling, radiator, double glazed window and sliding patio door to rear aspect allowing for a pleasant outlook and access onto the garden.

KITCHEN

11' x 7'8 (3.35m x 2.34m)

Wall mounted boiler, built with a matching range of eye and base level cupboards and drawers with solid wood worktops over and matching

upstands, four ring electric hob with cooker hood over, waist level oven, space for American style fridge freezer, space and plumbing for washing machine, Cook & Lewis resin one & ½ drainer-sink with mixer tap, double glazed window to front aspect.

FIRST FLOOR LANDING

Loft hatch providing access to loft space, storage cupboard, double glazed window to side aspect, doors to:

BEDROOM

12'9 x 8'8 (3.89m x 2.64m)

Measurement excludes door recess. Radiator, fitted wardrobe, double glazed window to front aspect.

BEDROOM

10'5 x 9'5 (3.18m x 2.87m)

Measurement excludes door recess. Radiator, double glazed window to rear aspect with views onto the garden.

BEDROOM

7'6 x 6'6 (2.29m x 1.98m)

Radiator, double glazed window to rear aspect with views into the garden.

MODERN BATHROOM

Panelled bath with chrome mixer tap and shower over bath, chrome shower fixing, waterfall style shower head and hand-held shower attachment, dual flush low level wc, vanity enclosed wash hand basin with chrome mixer tap, ladder style heated towel rail, wood laminate flooring, part tiled walls, double glazed obscured window to front aspect for privacy.

REAR GARDEN

Landscaped with a decked patio abutting the property, gated side access to the driveway. There is a slight gradient to the garden with a rockery, section of lawn and a further decked patio to the top left hand corner, wooden shed, fenced/ walled boundaries and personal door to garage.

OUTSIDE - FRONT

Driveway providing off road parking, section of lawn.

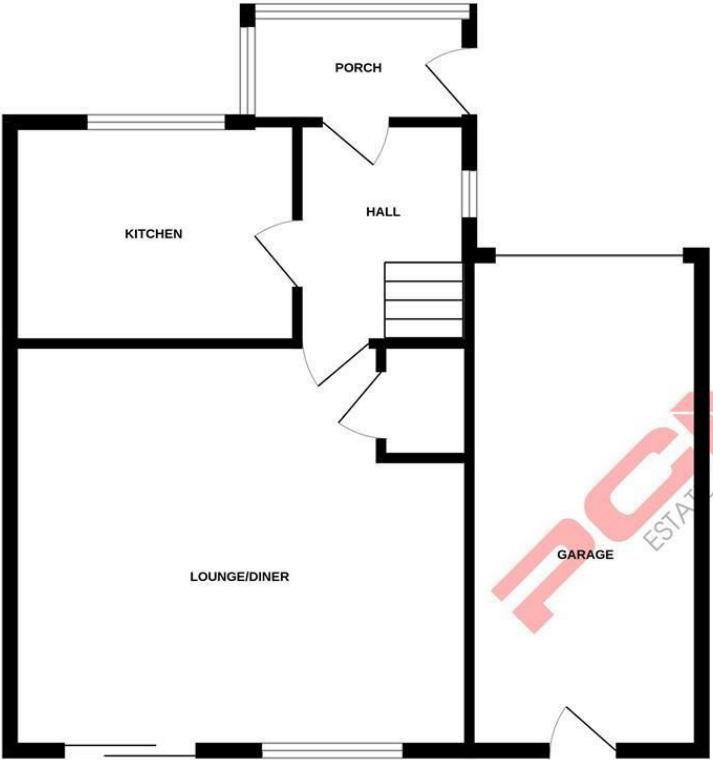
ATTACHED GARAGE

Up and over door, personal door to garden.

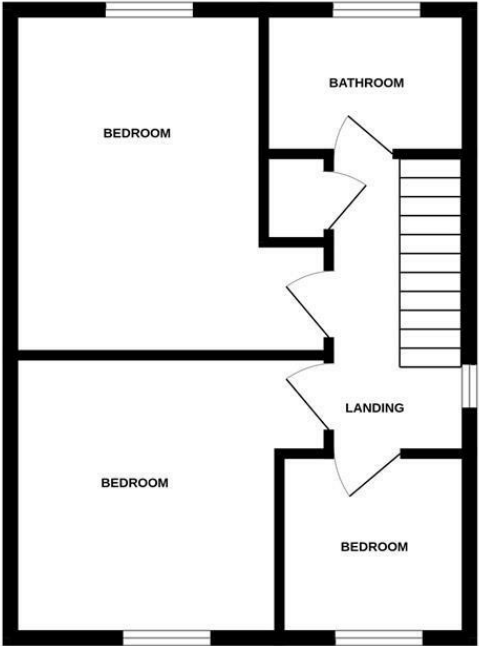
Council Tax Band: C



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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