



ESTATE AGENTS

**7, Smithys Close, St Leonards-on-sea, TN37 7SU**

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**Price £365,000**



PCM Estate Agents are delighted to present to the market an exciting opportunity to acquire this THREE BEDROOM DETACHED HOUSE, tucked away in a quiet cul-de-sac location within the favourable Little Ridge region of St Leonards, close to popular schooling establishments and nearby amenities. The property has a TANDEM GARAGE and a SOUTH-WESTERLY FACING GARDEN enjoying plenty of sunshine throughout the day.

Inside, you are greeted by an entrance hall, from here you can access the GROUND FLOOR WC, lounge and the OPEN PLAN KITCHEN-DINING ROOM located at the rear and providing access onto the SUNNY REAR GARDEN. There is also access via the kitchen into the TANDEM GARAGE located at the side. Upstairs, the landing provides access to THREE BEDROOMS and a family bathroom. Modern comforts include gas fired central heating, double glazing and LED lighting.

This family home is positioned within easy reach of popular schooling establishments and nearby amenities within Little Ridge, including the Conquest Hospital. The property is exceptionally well-presented and offers well-proportioned accommodation throughout.

Please call the owners agents now to book your viewing and avoid disappointment.

#### **DOUBLE GLAZED FRONT DOOR**

Opening to:

#### **ENTRANCE HALL**

Stairs rising to upper floor accommodation, radiator, door to:

#### **DOWNSTAIRS WC**

Dual flush low level wc, wall mounted wash hand basin with tiled splashbacks and chrome mixer tap, double glazed window with frosted glass to front aspect.

#### **LIVING ROOM**

17'2 into bay x 12'5 max (5.23m into bay x 3.78m max )

Down lights, television point, radiator, bay window to front aspect, door opening to:

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

16' x 10'5 (4.88m x 3.18m)

Ample space for dining table, fitted with a matching range of eye and base level cupboards and drawers with worksurfaces over, tiled splashbacks, four ring gas hob with electric fan assisted oven below and fitted cooker hood over, inset resin one & ½ bowl drainer sink unit with mixer tap, breakfast bar seating area, space for American style fridge freezer, tile effect laminate flooring, radiator, down lights, double glazed window and French doors to rear aspect providing views and access onto the garden, personal door to garage.

#### **FIRST FLOOR LANDING**

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

#### **BEDROOM ONE**

12'8 x 8'2 (3.86m x 2.49m )

Built in wardrobes, radiator, down lights, double glazed window to front aspect.

#### **BEDROOM TWO**

10'6 x 9'2 (3.20m x 2.79m)

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

#### **BEDROOM THREE**

8'9 x 7'4 (2.67m x 2.24m)

Down lights, radiator, double glazed window to front aspect.

#### **BATHROOM**

Modern suite comprising a P shaped panelled bath with chrome mixer tap, concealed cistern dual flush low level wc, vanity enclosed wash hand basin with chrome mixer tap, tiled walls, tiled flooring, ladder style heated towel rail, double glazed window with frosted glass to rear aspect.

#### **OUTSIDE - FRONT**

Block paved drive providing off road parking and EV charging point.

#### **GARAGE**

17'9 x 8'2 (5.41m x 2.49m)

Power and light, double glazed door to rear aspect opening onto the garden, personal door to kitchen, loft area, up and over door. The vendor has advised that this section has been plastered, floored and carpeted, the loft is partly boarded with loft ladder and is great for storage.

#### **FURTHER FRONT SECTION OF GARAGE**

8'5 x 8'4 (2.57m x 2.54m)

Up and over door.

#### **REAR GARDEN**

Facing a south-westerly aspect and enjoying plenty of sunshine, with a decked patio seating area, section of lawn, wooden shed with power, combination of walled and fenced boundaries, outside water tap, gated side access to the front. There is a hot tub located in the garden that could be incorporated within the sale, subject to additional conversation/ negotiations.







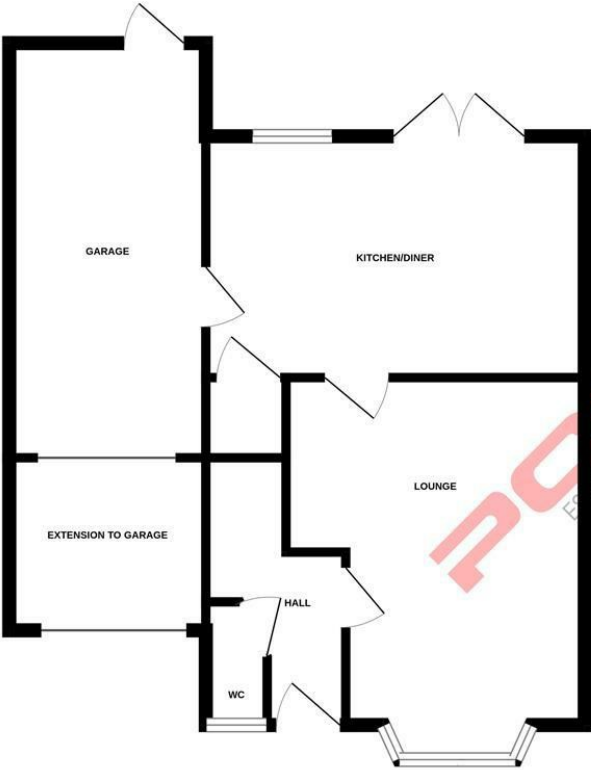




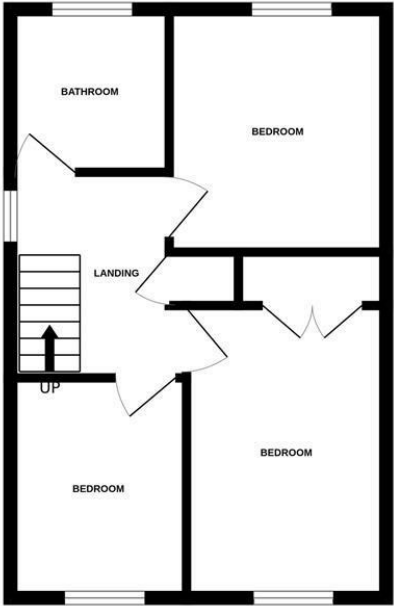




GROUND FLOOR



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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Energy Efficiency Rating			
	Current	Potential	
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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.