



ESTATE AGENTS

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Offers In Excess Of £335,000

PCM Estate Agents are delighted to present to the market an opportunity to acquire this DETACHED THREE BEDROOM HOUSE conveniently positioned within the sought-after Little Ridge region of St Leonards, popular schooling establishments, nearby amenities and the Conquest Hospital. The property is accessed via an attractive BLOCK PAVED DRIVE providing OFF ROAD PARKING for multiple vehicles and there is also an INTEGRAL GARAGE with electric roller door.

Inside the property offers modern comforts including gas fired central heating and double glazed windows where stated, the property has UNDERGONE REFURBISHMENT in recent months and offers fresh light and airy living accommodation over two floors. The accommodation comprises an entrance hall, DOWNSTAIRS WC, lounge OPEN PLAN to the dining room, CONSERVATORY, modern NEWLY FITTED KITCHEN with INTEGRATED APPLIANCES and a separate UTILITY ROOM that provides access into the INTEGRAL GARAGE. Upstairs, the landing provides access to THREE BEDROOMS all of which have fitted/ built in wardrobes and a a SHOWER ROOM.

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

DOUBLE GLAZED FRONT DOOR

Opening to:

ENTRANCE HALL

Wood laminate flooring, stairs rising to upper floor accommodation, radiator, doors to:

DOWNSTAIRS WC

Dual flush low level wc, wall mounted wash hand basin, tiled walls, tiled flooring, ladder style heated towel rail, double glazed window with pattern glass to side aspect.

LOUNGE

13'3 x 12'4 (4.04m x 3.76m)

Under stairs storage cupboard, coving to ceiling, television and telephone point, double glazed window to front aspect, double glazed French doors too side elevation opening into conservatory, open plan to:

DINING ROOM

10'9 x 8'3 (3.28m x 2.51m)

Coving to ceiling, double radiator, double glazed sliding patio doors to rear aspect framing views of the garden and providing access, archway to:

KITCHEN

10'8 x 7'6 (3.25m x 2.29m)

Modern and newly fitted with a matching range of eye and base level cupboards and drawers fitted with soft close hinges and having complimentary worksurfaces and matching upstands over, inset drainer-sink unit with mixer tap, electric Beko hob with oven below and cooker hood

over, integrated tall fridge freezer, integrated dishwasher tiled floor, door to utility, double glazed window to rear aspect with views onto the garden.

UTILITY

8'1 x 7'5 (2.46m x 2.26m)

Radiator, continuation of the tiled flooring, space and plumbing for washing machine, further range of base level cupboards, inset drainer-sink unit, double glazed window and door to rear aspect providing access and outlook onto the garden, personal door to the integral garage.

CONSERVATORY

13'9 x 11'6 max (4.19m x 3.51m max)

Part brick construction with windows to both side and rear elevations, French doors to rear elevation, two wall mounted electric panel radiators, further radiator, glass apex roof, wood laminate flooring.

FIRST FLOOR LANDING

Loft hatch providing access to loft space, storage cupboard housing the boiler, double glazed pattern glass window to side aspect.

BEDROOM

12'9 x 9 (3.89m x 2.74m)

Radiator, range of fitted bedroom furniture incorporating wardrobes, bedside tables and over bed storage space, double glazed window to front aspect with partial sea views.

BEDROOM

9' x 8'8 (2.74m x 2.64m)

Radiator, built in wardrobes, double glazed window to rear aspect.

BEDROOM

9'2 narrowing to 6'6 x 6'3 (2.79m narrowing to 1.98m x 1.91m)

Built in wardrobe, radiator, double glazed window to front aspect.

SHOWER ROOM

Large walk in shower, pedestal wash had basin with mixer tap, low level wc, tiled walls, shaver point, ladder style heated towel rail, double glazed pattern glass window to rear aspect.

OUTSIDE - FRONT

Block paved driveway providing off road parking for multiple vehicles, section of lawned garden which could be fenced off and is currently partially enclosed by a hedge.

INTEGRAL GARAGE

18'6 x 8'4 (5.64m x 2.54m)

Area of loft space, electric roller door, power and lighting.

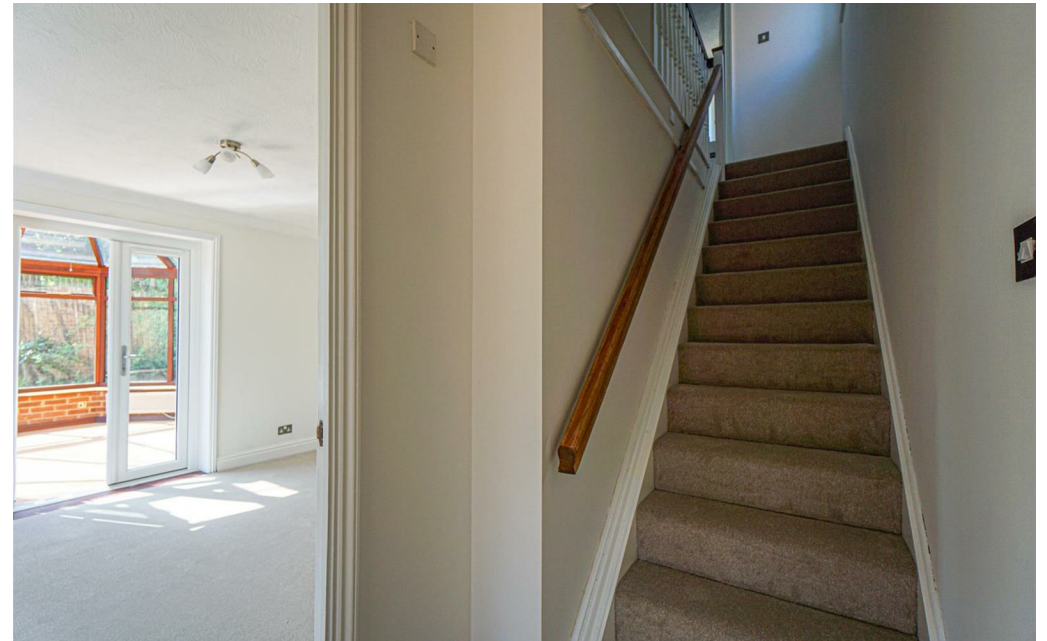
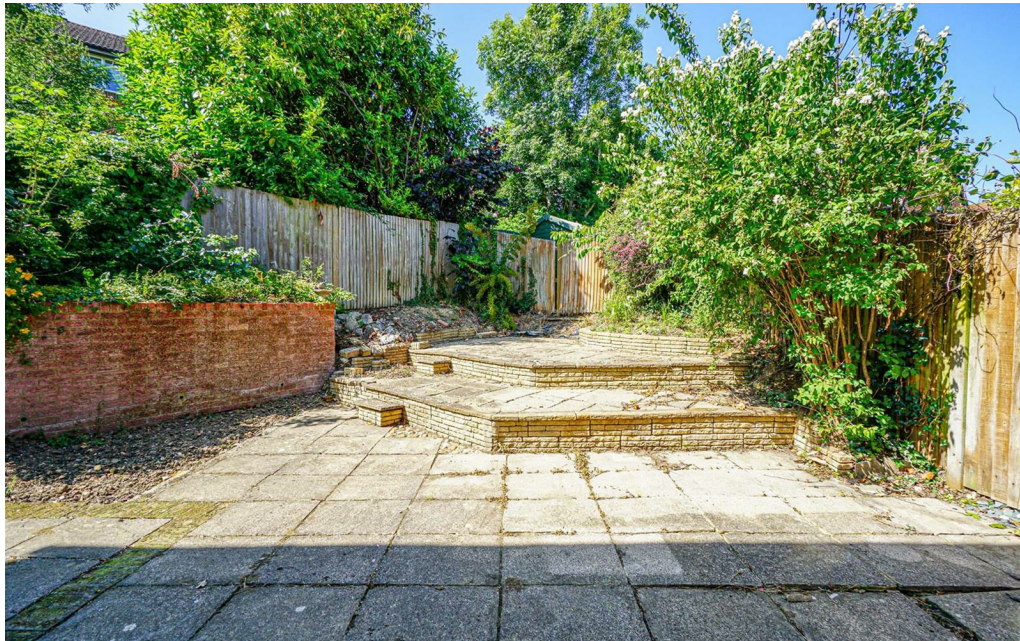
REAR GARDEN

Low maintenance and laid with patio.

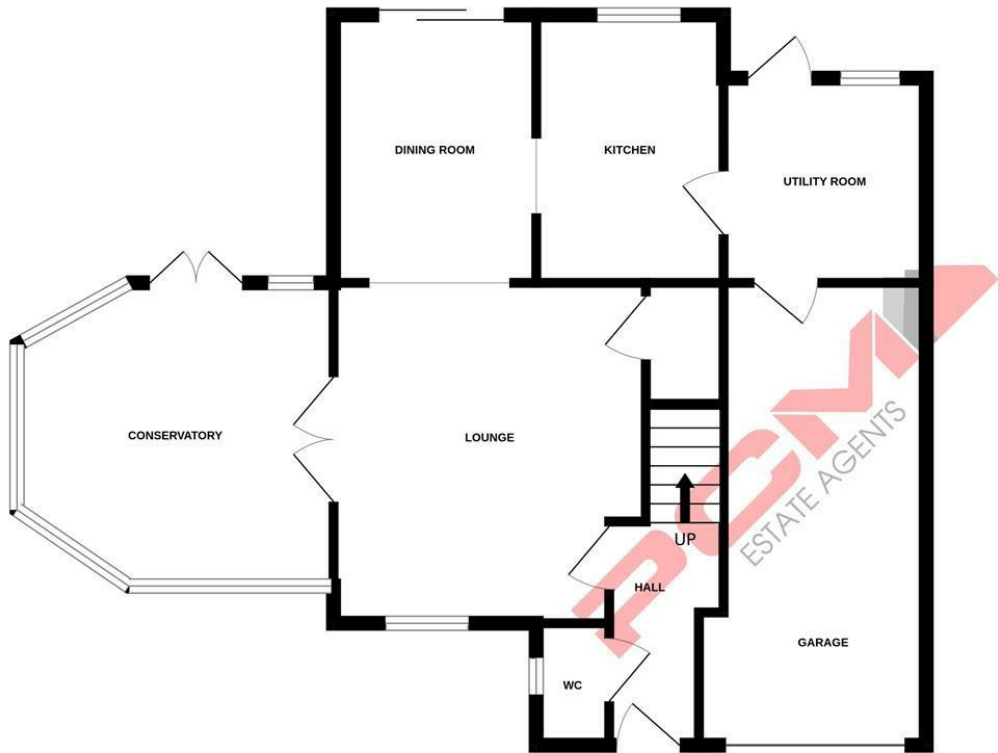
Council Tax Band: D



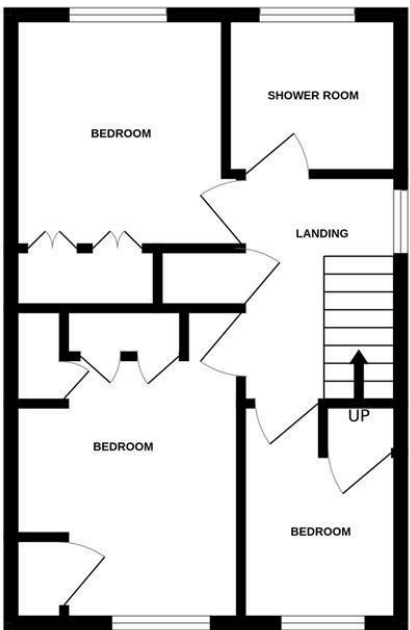




GROUND FLOOR



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) A		81
(81-91) B		
(69-80) C		
(55-68) D	68	
(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		

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.