



ESTATE AGENTS

**40, Fairfield Road, St. Leonards-On-Sea, TN37 7UA**

Web: [www.pcmestateagents.co.uk](http://www.pcmestateagents.co.uk)  
Tel: 01424 839111

**Price £320,000**



PCM Estate Agents are delighted to offer for sale this THREE BEDROOM SEMI-DETACHED FAMILY HOME with OFF ROAD PARKING and a GOOD SIZED REAR GARDEN, situated in the highly sought after Little Ridge development.

Accommodation comprises an entrance hall, DOWNSTAIRS CLOAKROOM, DUAL ASPECT SITTING ROOM, separate DINING ROOM, CONSERVATORY, kitchen and family bathroom. Benefits include gas fired central heating, double glazing, driveway providing OFF ROAD PARKING and a GOOD SIZED REAR GARDEN.

Located within walking distance of Tesco express, schooling for most age groups within the area as well as accessible to the Ridge and Conquest Hospital. An internal inspection is highly recommended for those seeking a family house in this popular location. Call now to avoid disappointment.

#### **PRIVATE FRONT DOOR**

Leading to:

#### **ENRANCE HALL**

Double glazed window to side aspect, stairs rising to upper floor accommodation, radiator, wood flooring.

#### **DOWNSTAIRS CLOAKROOM**

Coloured suite comprising low level wc, corner hand wash basin with tiled splash back, radiator, tiled flooring and frosted double glazed window to side aspect.

#### **LOUNGE**

15'7 x 13'1 max (4.75m x 3.99m max)

Under stairs storage cupboard, wood flooring, double glazed window to front aspect, archway to:

#### **DINING AREA**

10'10 x 7'9 (3.30m x 2.36m)

Radiator, tiled flooring, double glazed sliding patio door affording access into the adjoining conservatory, open plan to:

#### **MODERN KITCHEN**

10'9 x 7'6 (3.28m x 2.29m)

Fitted with a modern range of matching wall, base and drawer units, inset sink with mixer tap, part tiled walls, built in electric oven, four ring induction hob, built in dishwasher and fridge freezer, tiled flooring, space and plumbing for washing machine, double glazed window to rear and side elevation, double glazed door affords access onto the rear garden.

#### **CONSERVATORY**

9'3 x 7'11 (2.82m x 2.41m)

Power and light, tiled flooring, double glazed windows and door overlooking and providing access to the rear garden.

#### **FIRST FLOOR LANDING**

Double glazed window to side aspect, loft hatch providing access, built in airing cupboard.

#### **BEDROOM**

12'8 x 8'10 (3.86m x 2.69m)

Radiator, wardrobes with mirrored sliding doors and double glazed window to front aspect with far reaching views to Beachy Head.

#### **BEDROOM**

11' x 8'9 (3.35m x 2.67m)

Radiator, double glazed window to rear aspect overlooking the garden.

#### **BEDROOM**

9'6 x 6'5 (2.90m x 1.96m)

Radiator, built in storage cupboard, double glazed window to front aspect.

#### **BATHROOM**

Panelled bath with shower over, wash hand basin with storage beneath, wc, tiled surround, tiled flooring, heated towel rail, double glazed window to rear aspect.

#### **OUTSIDE - FRONT**

Area of garden laid to shingle with hedge border, pathway leads to front entrance and driveway to the side of the property providing off road parking for a couple of vehicles.

#### **REAR GARDEN**

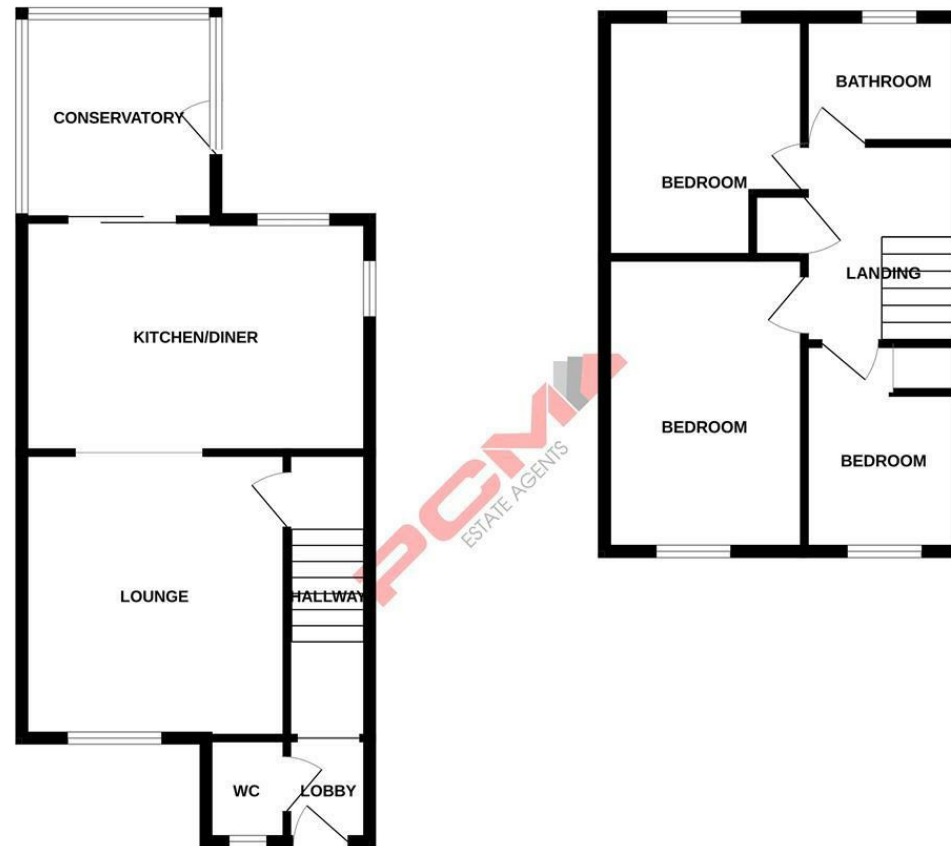
Leads out from conservatory and kitchen leading onto paved patio with steps leading to further area of patio with gate leading from the driveway which could provide additional parking and further side access gate, timber shed. The garden is east facing and principally laid to lawn with pond, shrub and hedge borders and enclosed by timber fencing.





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.  
Made with Metropix ©2023

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.

