



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

Web: www.pcimestateagents.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

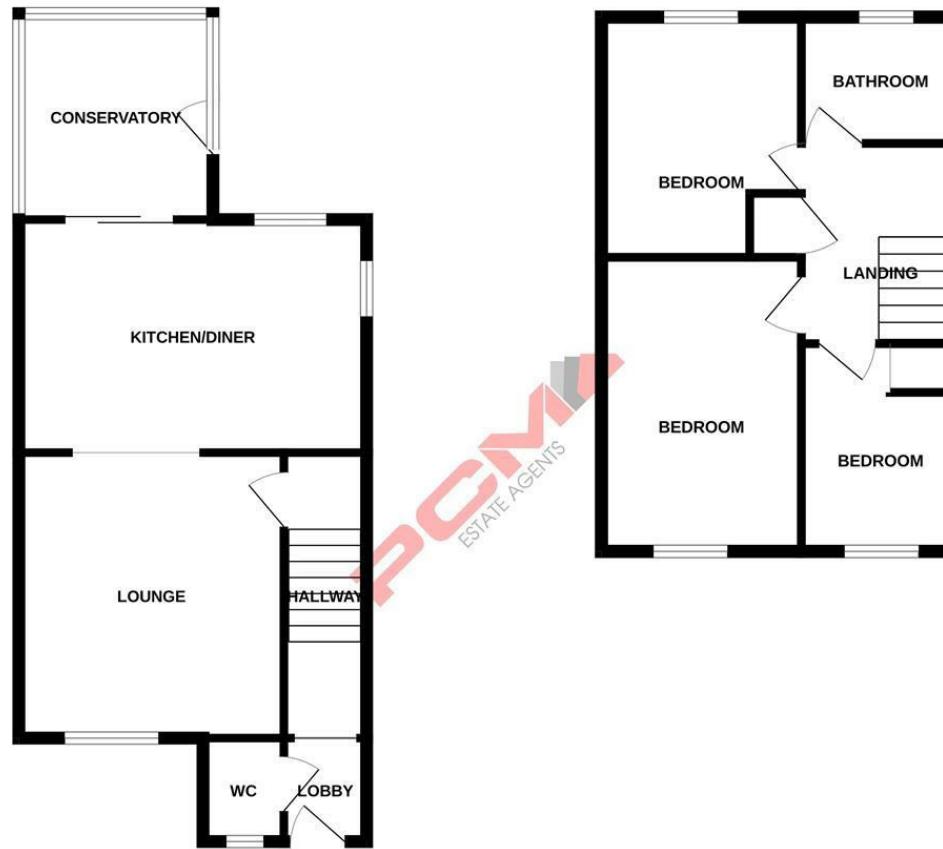
Leads out from conservatory and kitchen leading onto paved patio with steps leading to further area of patio with gate leading from the driveway which could provide additional parking and further side access gate, timber shed. The garden is east facing and principally laid to lawn with pond, shrub and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

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, appliances and fixtures and fittings 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	87	
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England & Wales			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A	87	
(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			
EU Directive 2002/91/EC			
England & Wales			

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.