



82, Reedswood Road, St. Leonards-on-sea, TN38 8DP

Web: www.pcmestateagents.co.uk
Tel: 01424 839111

Price £375,000

PCM Estate Agents are delighted to present to the market an opportunity to acquire this exceptionally well-presented and well-proportioned THREE DOUBLE BEDROOM SEMI-DETACHED HOUSE offering ADAPTABLE ACCOMMODATION with OFF ROAD PARKING and a LARGE FAMILY FRIENDLY LANDSCAPED GARDEN.

This MODERN FAMILY HOME offers accommodation over two floors comprising an entrance porch leading to a spacious entrance hall, DOWNSAIRS WC, lounge, OPEN PLAN KITCHEN-DINING ROOM/ CONSERVATORY, ground floor OFFICE/ UTILITY ROOM, first floor landing, THREE DOUBLE BEDROOMS and a well-proportioned BATHROOM-SHOWER ROOM. The property offers modern comforts including gas fired central heating, double glazing and a LARGE REAR GARDEN with a STONE PATIO butting the property and opening up onto a section of lawn. There is a further decked seating area that provides access to a LARGE GARDEN ROOM/ STUDIO having power and light. In addition, the home offers lots of practical storage space including a store room converted from the garage due to the fact that the office/ utility encroaches the head height of this room.

Positioned on this sought-after road within West St Leonards, within easy reach of popular schooling establishments and nearby amenities, as well as Combe Valley Country Park.

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

PART DOUBLE GLAZED FRONT DOOR

Leading to:

ENTRANCE PORCH

Double glazed windows to front aspect, double glazed door opening to

ENTRANCE HALL

Double glazed window to front aspect, radiator, staircase rising to upper floor accommodation, tiled floor, cloakroom, double glazed window to front aspect, part tiled walls, wash hand basin, low level wc, return door to hallway.

HOME OFFICE/ UTILITY

11'3" x 7'11" (3.43 x 2.41)

Built in cupboards with sliding mirrored doors, plumbing for washing machine, wall mounted gas boiler, inset ceiling spotlighting, return door to Entrance Porch.

Note: this room has been created out of an upper portion of the garage which has left a storage area in the garage below which is described later.

LOUNGE

15'0" x 11'10" (4.57 x 3.61)

Double glazed window to rear aspect, feature fire surround, radiator, return door to hallway, double glazed double doors opening to rear garden.

KITCHEN-DINER

23'2" max x 7'11" (7.06 max x 2.41)

Double glazed window to side aspect, part tiled walls, stainless steel inset one and a half bowl sink, range of modern base units comprising cupboards and drawers set beneath working surfaces, matching

wall units over, under cupboard lighting, stainless steel and glass chimney style cooker hood, integrated dishwasher, gas point, integrated wine rack, part double glazed door opening to rear garden, radiator, archway to

CONSERVATORY

10'0" x 9'3" (3.05 x 2.82)

Double glazed to three sides, under floor heating, double glazed double doors opening to rear garden.

FIRST FLOOR LANDING

Trap hatch to a large fully boarded loft space with drop down ladder.

BEDROOM ONE

12'7" max x 9'11" (3.84 max x 3.02)

Double glazed window to rear aspect, radiator, return door to landing.

BEDROOM TWO

10'7" x 9'7" (3.23 x 2.92)

Double glazed window to front aspect, radiator, return door to landing.

BEDROOM THREE

10'0" x 7'8" (3.05 x 2.34)

Double glazed window to rear aspect, radiator, return door to landing.

BATHROOM-SHOWER ROOM

Modern suite comprising a walk in shower with rain style shower head and hand-held shower attachment, contemporary stand alone bathtub with chrome mixer tap and shower attachment, vanity enclosed wash hand basin with ample storage beneath and chrome mixer tap, concealed cistern dual flush low level wc, with part tiled walls, tiled flooring, chrome ladder style heated towel rail, down lights, extractor fan for ventilation, double glazed pattern glass window to front aspect.

FRONT GARDEN

Laid to lawn with driveway providing off-road parking leading to

STORE ROOM

Formerly the integral garage, partially converted to incorporate the office/ utility space above.

This area offers good storage but with a restricted head height.

REAR GARDEN

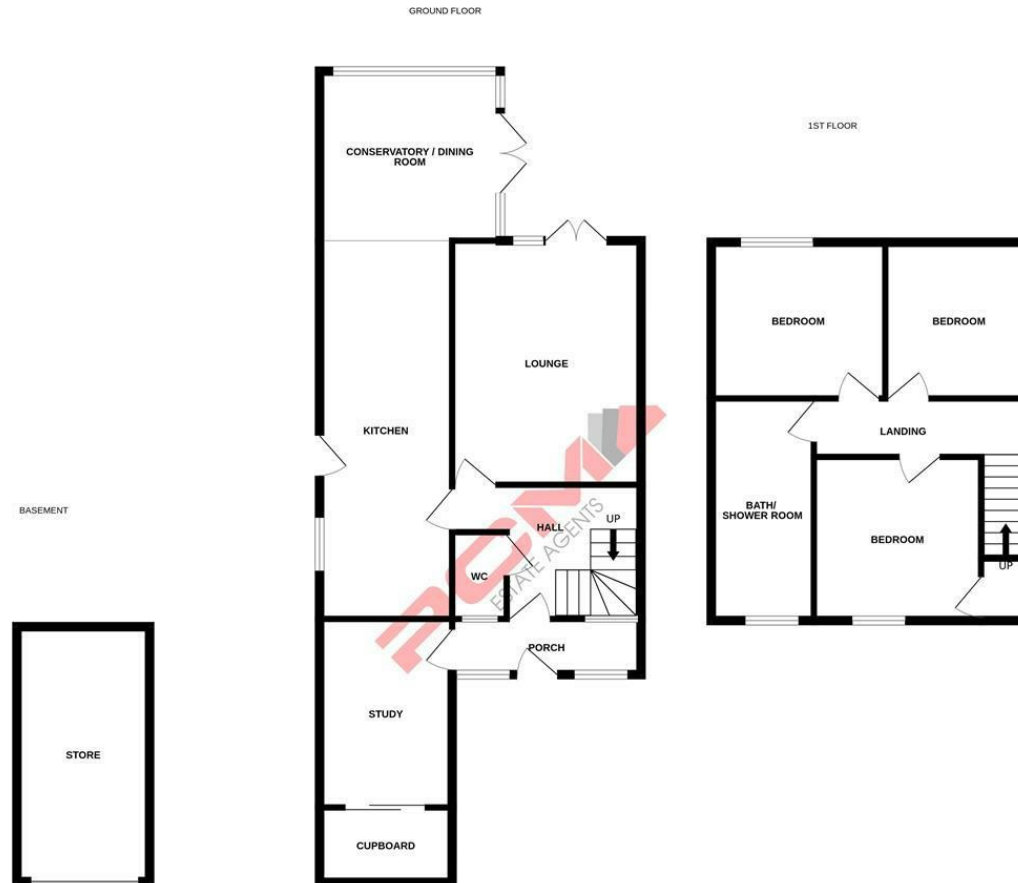
A particular feature of the property with good size patio area, steps up to gardens laid principally to lawn with shrubs and hedging, shed, side access and steps onto good size area of decking with

LARGE SUMMERHOUSE

11'11" x 11'9" (3.63 x 3.58)

With light, power, electric heater, double glazed window to front aspect, double glazed double doors opening to front.





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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