

ESTATE AGENTS

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Price £299,950

PCM Estate Agents are delighted to present to the market an opportunity to acquire this SEMI-DETACHED THREE BEDROOM HOUSE tucked away in a quiet cul-de-sac location within this favourable region of St Leonards. There is a driveway providing OFF ROAD PARKING for multiple vehicles as well as a LANDSCAPED GARDEN, gas central heating and double glazing. Offered to the market CHAIN FREE.

Step inside to be greeted by a welcoming porch that leads to an entrance hall, from here there is a LARGE OPEN PLAN LOUNGE-DINING ROOM, MODERN KITCHEN with access to what would have been the integral garage and now used as TWO STORE ROOMS. Upstairs, the landing provides access to THREE BEDROOMS and a MODERN BATHROOM. The store rooms could easily be converted back into the garage with the removal of a stud partition. To the rear of the property there is an ENCLOSED LOW-MAINTENANCE GARDEN.

Situated within easy reach of popular schooling establishments and amenities, viewing comes highly recommended so call the owners agents now to book your viewing.

DOUBLE GLAZED FRONT DOOR

Opening onto:

PORCH

Tiled flooring, double glazed window with obscured glass to side aspect, further double glazed sliding patio door opening onto:

ENTRANCE HALL

Stairs rising to upper floor accommodation, wood flooring, radiator, under stairs storage cupboard, wall mounted thermostat control for gas fired central heating, door to integral garage currently used as a store room.

LIVING ROOM

16'4 x 11'10 (4.98m x 3.61m)

Television point, double glazed sliding patio door to garden, open plan to:

DINING ROOM

14' x 9' (4.27m x 2.74m)

Wood flooring, radiator, double glazed bay window to rear aspect, door to:

GROUND FLOOR SHOWER ROOM

Dual flush low level wc, pedestal wash hand basin, walk-in shower, part tiled walls, double glazed pattern glass window to side aspect.

KITCHEN

14'9 x 9'3 (4.50m x 2.82m)

Fitted with a matching range of eye and base level cupboards and drawers with worksurfaces over, electric hob with extractor over, inset drainer-sink unit with mixer tap, space and plumbing for dishwasher, space for tall fridge freezer, breakfast bar seating area, double glazed window to front aspect.

FIRST FLOOR LANDING

Loft hatch to loft space, airing cupboard, double glazed pattern glass window to side aspect.

BEDROOM ONE

11'1 x 8'9 (3.38m x 2.67m)

Coving to ceiling, radiator, built in wardrobes with mirrored sliding doors, double glazed window to front aspect.

BEDROOM TWO

12'2 x 9'8 (3.71m x 2.95m)

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

BEDROOM THREE

9'5 x 6'1 (2.87m x 1.85m)

Double glazed window to rear aspect.

BATHROOM

Panelled bath with mixer tap and shower attachment, concealed cistern dual flush low level wc, vanity enclosed wash hand basin with chrome mixer tap, ladder style heated towel rail, part tiled walls, double glazed pattern glass window to front aspect.

OUTSIDE - FRONT

Driveway providing off road parking for multiple vehicles.

INTEGRAL GARAGE/ STORE ROOM

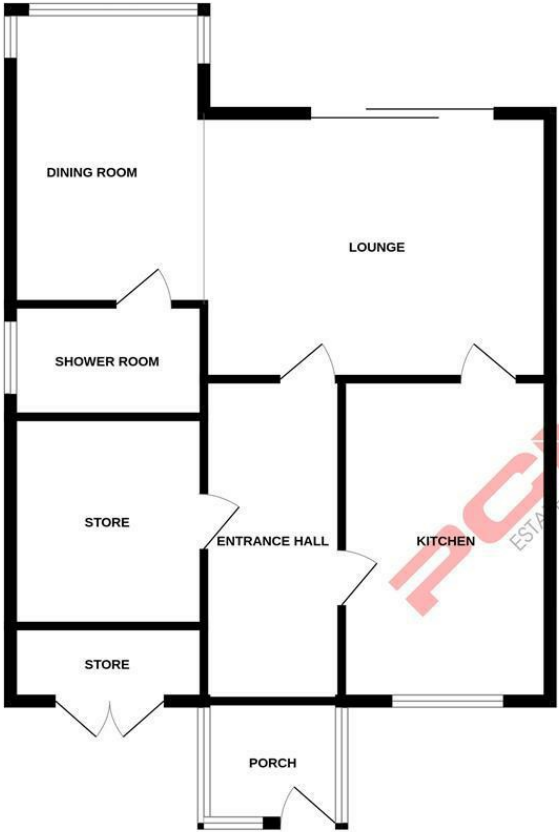
Converted into two sections and separated by a stud wall partition, this could be removed and the garage reinstated.

Store Room One 10'7 x 8'6: Door to side aspect with power and light,

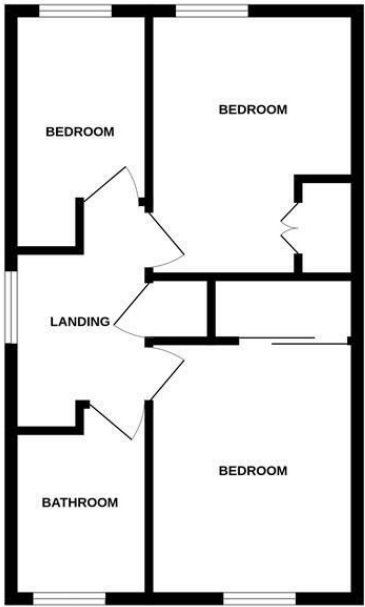
Store Room Two 5'9 x 8'6: Double glazed double opening doors onto the driveway.



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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