



ESTATE AGENTS

33, Rossetti Gardens, St. Leonards-On-Sea, TN38 9AP

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Price £275,000

PCM Estate Agents welcome to the market an opportunity to acquire this MODERN TWO BEDROOM SEMI-DETACHED HOUSE with ALLOCATED PARKING, forming part of this intimate development of select family homes. Positioned in a favourable region of St Leonards, built circa 2017 by the Park Lane Property Group to a high standard.

The property offers modern comforts including gas fired central heating, double glazing and access to visitors parking. The standout feature of this family home is the LEVEL FAMILY FRIENDLY REAR GARDEN, having two main seating areas including a large patio which abuts the property and offers ample outdoor space to eat al-fresco and entertain, a LEVEL LAWN with established planted borders, and a further seating area at the bottom of the garden laid with pebbles.

Accommodation is arranged over two floors comprising a welcoming entrance hall, DOWNSTAIRS WC and a LOUNGE-DINER being open plan to the KITCHEN with INTEGRATED APPLIANCES and French doors onto the IMPRESSIVE GARDEN. Upstairs, there are TWO DOUBLE BEDROOMS, one of which has fitted wardrobes, and there is a MODERN FAMILY BATHROOM with shower over bath.

This home is conveniently positioned within easy reach of amenities within the area and access roads leading to nearby Hastings, Bexhill and Battle. Viewing comes highly recommended, please call the owners agents now to book your appointment.

COMPOSITE DOUBLE GLAZED DOOR

Located at the side and opening to:

WELCOMING ENTRANCE HALL

Polished tiled flooring, down lights, doors to:

DOWNSTAIRS WC

Dual flush low level wc, vanity enclosed wash hand basin with chrome mixer tap and tiled splashbacks, wall mounted mirror, radiator, down lights, extractor fan for ventilation, double glazed opaque glass window to front aspect.

KITCHEN

13'4 max x 11'2 max (4.06m max x 3.40m max)

Well-equipped and modern comprising a 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 hob with oven below and cooker hood over, space for tall fridge freezer, integrated dishwasher and washing machine, wall mounted cupboard concealed boiler, down lights, under cupboard lighting, polished tiled flooring, stairs rising to upper floor accommodation, double glazed window to front aspect, open plan to:

LOUNGE-DINER

12'6 x 11'2 (3.81m x 3.40m)

Wood flooring, partially wood panelled walls, radiator, down lights, under stairs storage cupboard, television point, radiator, double glazed French doors with windows either side, having views and access onto the lovely landscaped garden.

FIRST FLOOR LANDING

Double glazed window to side aspect, doors to:

BEDROOM

11'2 x 10'5 (3.40m x 3.18m)

Radiator, loft hatch to the partially boarded loft space, radiator, double glazed window to rear aspect with lovely views onto the landscaped garden.

BEDROOM

9'6 x 8'7 (2.90m x 2.62m)

Measurement onto face of fitted wardrobe with mirrored sliding doors, dado rail, radiator, double glazed window to front aspect.

BATHROOM

Panelled bath with mixer tap and shower attachment, glass shower screen, dual flush low level wc, vanity enclosed wash hand basin with chrome mixer tap, heated towel rail, tiled flooring, shaver point, wall mounted mirror, down lights, extractor for ventilation and light tunnel allowing natural light to flood in from the roof.

REAR GARDEN

A real feature of the property with a large stone patio offering ample space for a dining table to entertain and eat al-fresco. In addition, there is side access from the patio to the front, beyond the patio is an area of lawn with established planted borders, a variety of mature plants and shrubs which offer an array of colour during the spring and summer seasons. At the bottom of the garden is a further seating/ entertaining area laid with pebbles, a wooden shed and fenced boundaries throughout.

OUTSIDE - FRONT

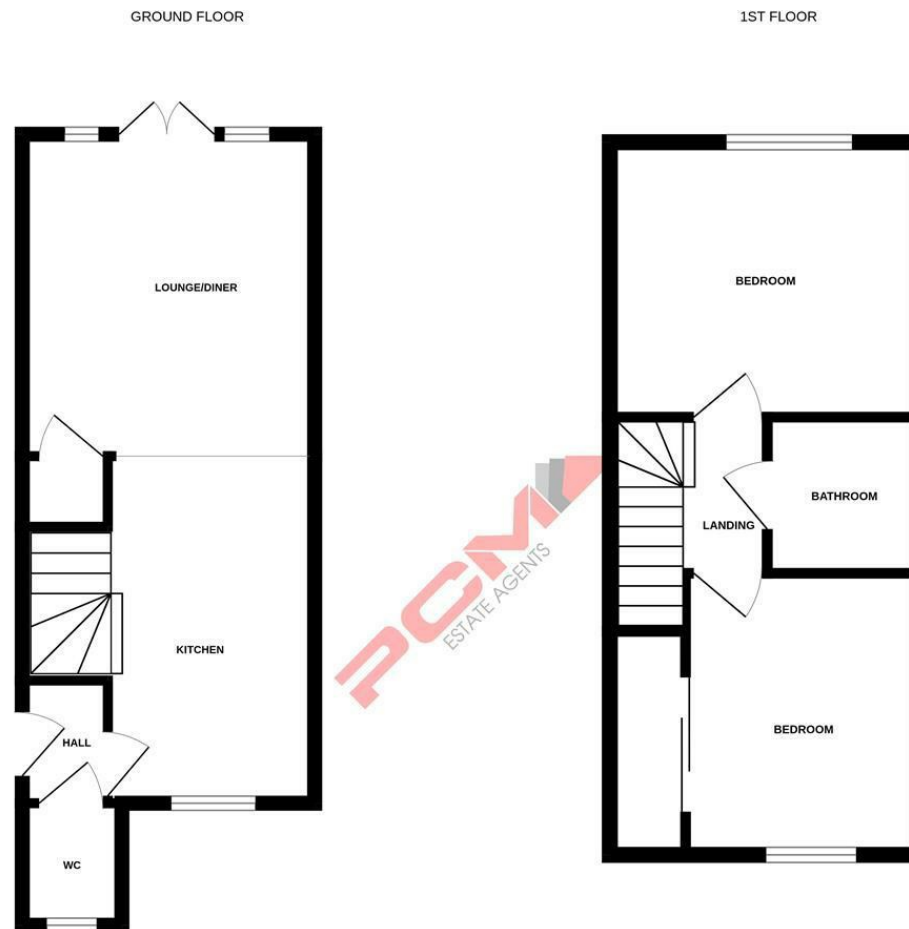
Allocated parking and access to visitors parking bays on the development.

AGENTS NOTE

The vendor has advised us that there is an annual service charge/ management fee of £300 per annum for the development.

Council Tax Band: B





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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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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		97
(81-91) B	82	
(69-80) C		
(55-68) D		
(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		