



11, Reedswood Road, St. Leonards-on-sea, TN38 8DN

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

Guide Price £400,000

**** GUIDE PRICE £400,000 TO £425,000 ****

PCM Estate Agents are delighted to present to the market this RECENTLY REFURBISHED THREE BEDROOM MODERN DETACHED HOUSE enjoying benefits including gas central heating and double glazing and a RECENTLY CONVERTED GARAGE, providing space for an additional home office/ playroom. The property has a 19ft LOUNGE, MODERN FITTED KITCHEN with INEGRATED APPLIANCES, DOWNSTAIRS CLOAKROOM and THREE GOOD SIZED BEDROOMS.

Situated within easy reach of local schools and bus routes to Hastings town centre with its range of shopping, sporting and recreational facilities, along with its mainline railway station, seafront and promenade.

Viewing comes highly recommended for those seeking a MODERN FAMILY HOME situated in a sought-after location. Please call the owners agents now to avoid disappointment.

DOUBLE GLAZED FRONT DOOR

Leading to;

ENTRANCE VESTIBULE

Ample space for storing coats and shoes, door to;

ENTRANCE HALL

Thermostat, radiator. staircase rising to upper floor accommodation, doors to:

CLOAKROOM

Wash hand basin set into vanity unit beneath with tiled splashback, low level wc, return door to hallway.

KITCHEN

13'6" x 7'11" (4.11 x 2.41)

Double glazed window to front aspect, part tiled walls, newly fitted with a range of eye and base level units, marble effect countertop, four ring gas stove with extractor above, eye level electric double oven, integrated fridge and freezer, integrated washing machine and tumble dryer, chrome style vertical radiator, double glazed door opening to the side aspect.

LOUNGE-DINER

19'5" x 10'9" (5.92 x 3.28)

Electric fireplace, feature fire surround, radiator, double glazed window to front aspect, door to:

OFFICE/ PLAYROOM

15'6 x 7'3 (4.72m x 2.21m)

Formerly the garage. Inset ceiling spotlights, cupboard housing gas meter and electric consumer unit, double glazed window to front aspect.

FIRST FLOOR LANDING

Double glazed window to side aspect, double glazed door opening to rear garden, loft hatch to loft space, airing cupboard with new combi boiler.

BEDROOM ONE

12'5 x 10'4 (3.78m x 3.15m)

Fitted wardrobe, radiator, double glazed window to front aspect.

BEDROOM TWO

10'7 x 9'2 (3.23m x 2.79m)

Double glazed window to rear aspect, radiator.

BEDROOM THREE

10'9" x 7'1" (3.28 x 2.16)

Double glazed window to front aspect, radiator.

BATHROOM

Double glazed frosted window to side aspect, tiled walls, white suite comprising panelled bath with over bath shower and fitted shower screen, pedestal wash hand basin, low level wc, radiator, return door to landing.

FRONT GARDEN

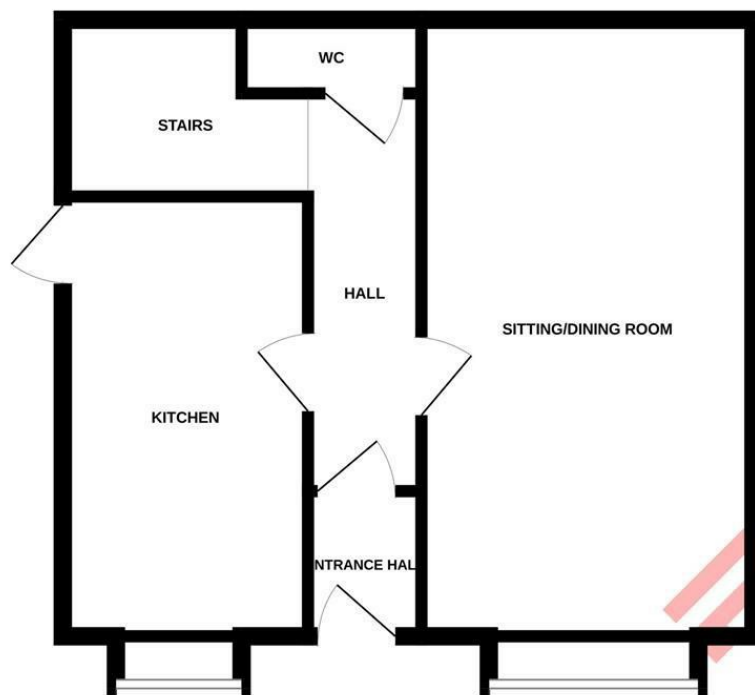
Laid to lawn with block paved driveway providing off road parking leading to;

REAR GARDEN

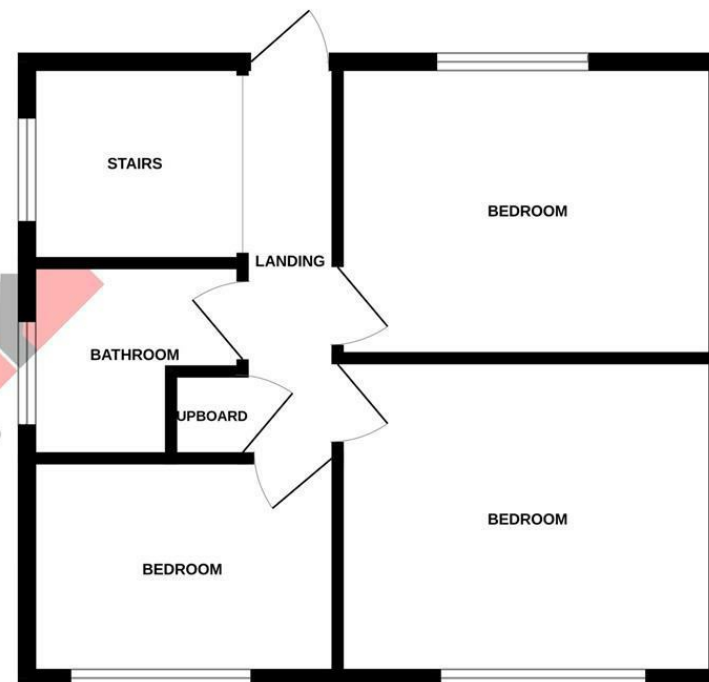
Good sized patio with steps up to gardens laid to lawn with flowerbeds, trees and shrubs, shed, greenhouse, side access to front.



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 ©2025

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		
(81-91) B		
(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	