



ESTATE AGENTS

**43, Roundwood Road, St. Leonards-On-Sea, TN37 7LD**

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**Price £315,000**



PCM Estate Agents are delighted to present to the market an opportunity to acquire this THREE BEDROOM SEMI-DETACHED FAMILY HOME, positioned on this incredibly sought-after road within St Leonards, close to popular schooling establishments and nearby local amenities.

Inside, the well-appointed accommodation is arranged over two floors comprising a 17ft LIVING ROOM, 17ft KITCHEN-DINING ROOM, conservatory, upstairs landing, THREE BEDROOMS and a bathroom. There is a LOW-MAINTENANCE GARDEN with GARDEN BAR, plenty of OFF ROAD PARKING, gas fired central heating and double glazing.

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

### **COMPOSITE DOUBLE GLAZED FRONT DOOR**

Opening into:

### **LIVING ROOM**

17'3 x 13'4 (5.26m x 4.06m)

Stairs rising to upper floor accommodation, under stairs storage cupboard, radiator, television point, two double glazed windows to front aspect, on of which having pattern glass for privacy, double opening to:

### **KITCHEN-DINING ROOM**

17'3 x 10'6 (5.26m x 3.20m)

Modern and built with a matching range of eye and base level cupboards and drawers with worksurfaces over and tiled splashbacks, inset one & ½ bowl drainer-sink unit with mixer tap, Lamona induction hob with fitted cooker hood over, waist level oven and separate grill, space for American style fridge freezer, breakfast bar seating area, space and plumbing for washing machine and dishwasher, radiator, space for tumble dryer, double glazed window to side aspect, double glazed door opening to the rear garden, double glazed sliding patio doors to:

### **CONSERVATORY**

10'3 x 10'3 (3.12m x 3.12m)

Currently used as a bedroom. Part brick construction with a glass apex roof, electric heater, double glazed French doors to side with double glazed

windows either side, double glazed windows to rear aspect with views onto the garden, additional double glazed window to opposite side elevation.

### **FIRST FLOOR LANDING**

Loft hatch providing access to loft space, double glazed window to side aspect.

### **BEDROOM**

13'9 x 10'2 (4.19m x 3.10m)

Coving to ceiling, radiator, double glazed window to front aspect.

### **BEDROOM**

11'6 x 10'1 (3.51m x 3.07m )

Fitted furniture including open wardrobe with hanging rail, radiator, double glazed window to rear aspect with far reaching views over St Leonards and Hastings, whilst also having views to the sea.

### **BEDROOM**

9'8 x 7' (2.95m x 2.13m)

Coving to ceiling, radiator, double glazed window to side aspect.

### **BATHROOM**

Panelled bath with mixer tap and shower over, concealed cistern dual flush low level wc, vanity enclosed wash hand basin, chrome mixer tap, tiled walls, down lights, extractor for ventilation, double glazed opaque glass window to rear aspect.

### **OUTSIDE - FRONT**

Driveway providing off road parking for multiple vehicles.

### **REAR GARDEN**

Low maintenance with a decked patio abutting the property, further patio area, steps down to an area of artificially laid lawn, large garden studio/ bar, gated side access to driveway.

### **STUDIO/ BAR**

17'3 x 9'2 (5.26m x 2.79m)

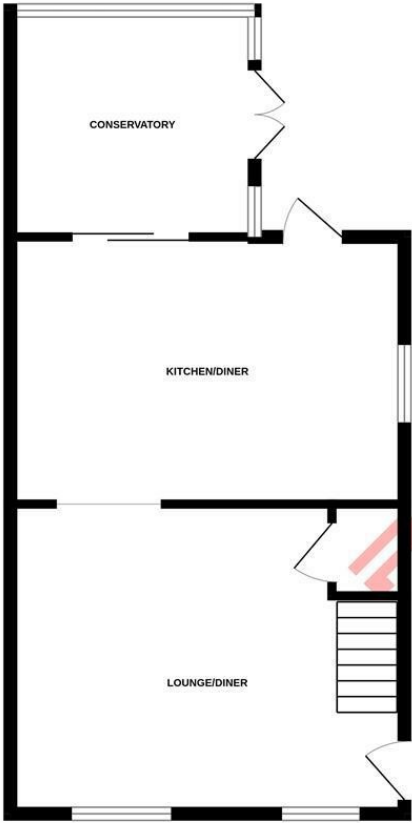
Windows and French doors, bar area.



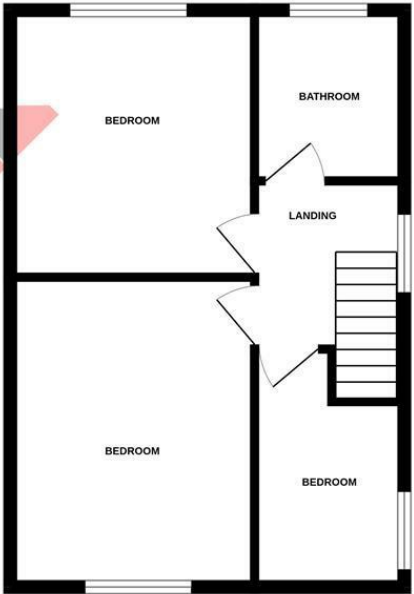




GROUND FLOOR



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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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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	