



ESTATE AGENTS

20, Douce Grove, St. Leonards-On-Sea, TN38 0YJ

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

Offers In Excess Of £350,000

PCM Estate Agents are delighted to present to the market an opportunity to acquire this DETACHED MODERN THREE BEDROOM FAMILY HOME, tucked away in a sought after quiet cul-de-sac location, with OFF ROAD PARKING and a LEVEL FAMILY FRIENDLY LANDSCAPED GARDEN. The property also enjoys gas central heating and double glazing.

Positioned on this sought-after development within St Leonards, this MODERN FAMILY HOME has been updated to a HIGH STANDARD and offers well-appointed and well-proportioned accommodation comprising an entrance hall, LOUNGE-DINER with views and access onto the lovely garden, NEWLY FITTED KITCHEN with QUARTZ COUNTERTOPS and INTEGRATED APPLIANCES, UTILITY ROOM, ground floor CLOAKROOM, upstairs landing, THREE GOOD SIZED BEDROOMS and a modern bathroom with bath over shower.

This home is positioned within easy reach of amenities including popular schooling establishments and link roads leading to the nearby towns of Hastings, Bexhill and Battle. Please call the owners agents now to book your viewing

DOUBLE GLAZED FRONT DOOR

Opening into:

ENTRANCE HALL

Stairs rising to upper floor accommodation, inset down lights, wood laminate flooring, double glazed window with frosted glass, doors opening to:

LOUNGE-DINER

16'2 x 11'8 (4.93m x 3.56m)

Continuation of the wood laminate flooring, wall mounted vertical radiator, ample space for dining table, television point, double glazed sliding patio doors providing a pleasant outlook and access onto the landscaped rear garden.

KITCHEN

13'1 max narrowing to 10'8 x 10'9 (3.99m max narrowing to 3.25m x 3.28m)

Fitted with a matching range of eye and base level cupboards and drawers fitted with soft close hinges, Quartz countertops and matching upstands over, five ring Bosch gas cooker with fitted Bosch cooker hood over, inset Franke stainless steel sink with mixer tap and moulded drainer into the Quartz countertop, space for tall fridge freezer, under stairs storage cupboard, inset down lights, radiator, tiled flooring, double glazed box bay window to front aspect.

DOWNSTAIRS WC

Low level dual flush wc, wash hand basin with mixer tap and tiled splashbacks, wood laminate flooring, chrome ladder style heated towel rail, down lights, wall mounted cupboard concealed boiler, double glazed window to side aspect, door leading to:

UTILITY ROOM

8'2 x 7'5 (2.49m x 2.26m)

Polished tiled flooring, down lights, extractor fan for ventilation, chrome ladder style heated towel rail, large built in double cupboard with shelving and ample space for storage. Fitted with a range of eye and base level cupboards, Quartz countertops and matching upstands, space and plumbing for washing machine, inset drainer-sink unit with mixer tap, double glazed window to side aspect.

FIRST FLOOR LANDING

Radiator, down lights, double glazed window to side aspect.

BEDROOM

10'7 x 10'1 (3.23m x 3.07m)

Wood laminate flooring, radiator, built in storage, double glazed window to front aspect.

BEDROOM

11'4 x 9' (3.45m x 2.74m)

Wood laminate flooring, radiator, built in storage, loft hatch providing access to loft space, double glazed window to rear aspect having views over the garden and over an area of woodland behind.

BEDROOM

8'2 x 6'9 (2.49m x 2.06m)

Wood laminate flooring, radiator, double glazed window to rear aspect with views over the garden and beyond to an area of woodland.

BATHROOM

Modern and newly fitted comprising a panelled bath with chrome mixer tap, shower over bath with rain style shower head and hand held shower attachment, concealed cistern dual flush low level wc, vanity enclosed wash hand basin with chrome mixer tap and storage space, partially aquabored walls, matching flooring, chrome ladder style heated towel rail, extractor for ventilation, down lights, double glazed pattern glass window to front aspect.

OUTSIDE- FRONT

Driveway providing off road parking for multiple vehicles. There is also Indian sandstone to the side elevation of the house, leading to the front door and also leading to:

GARAGE

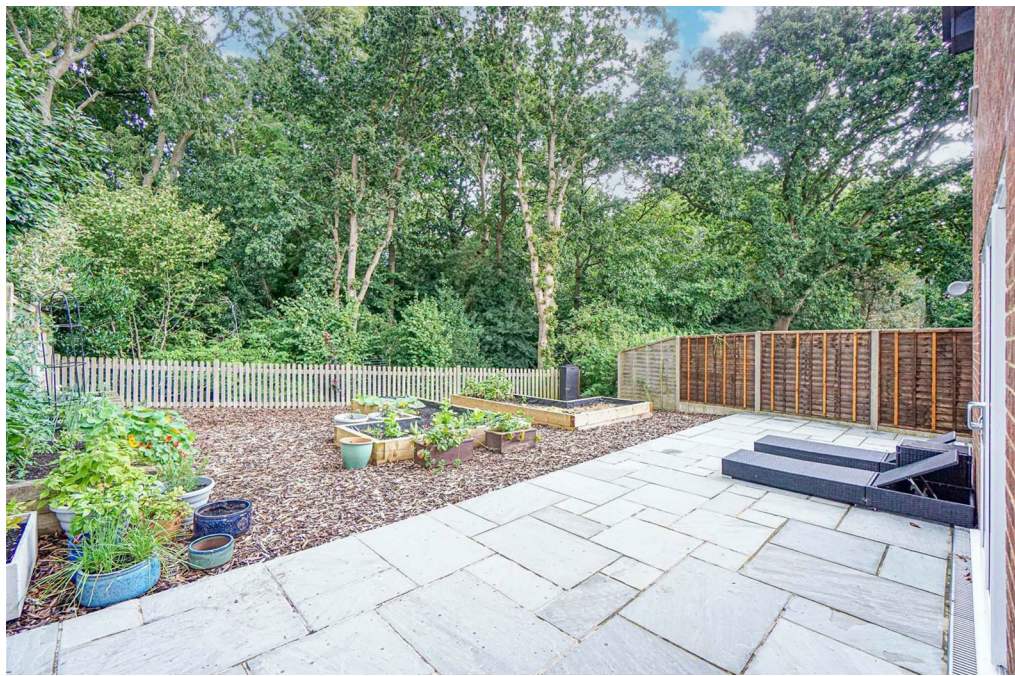
8'6 x 8'4 (2.59m x 2.54m)

The garage has been partially converted to create the utility and now offers a storage space with electric roller door, power and light, personal door to utility.

GARDEN

Low maintenance with continuation of the Indian sandstone opening up onto a large patio area providing ample space to entertain, eat al-fresco or simply to relax, raised planters, low rise wooden fence to the rear to enjoy a pleasant outlook over the area of woodland and fenced boundaries to either side. There is also a lean to located in the garden, attached to the side of the property with double glazed double opening French doors, offering a practical garden storage space.

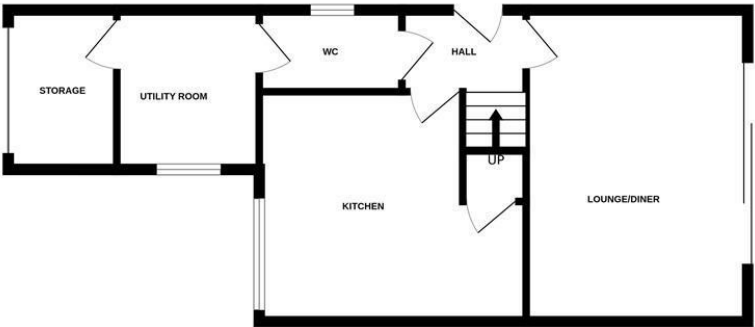
Council Tax Band: D



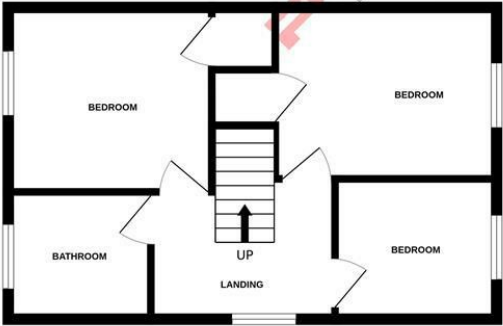




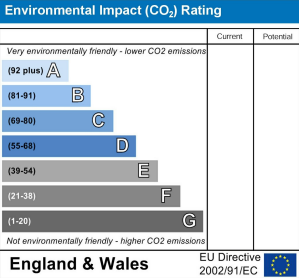
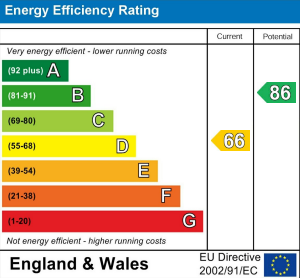
GROUND FLOOR



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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