



ESTATE AGENTS

4, The Grove, St. Leonards-On-Sea, TN38 9TD

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Price £325,000

PCM Estate Agents welcome to the market this MODERN THREE BEDROOM SEMI-DETACHED HOUSE, with driveway providing OFF ROAD PARKING for two vehicles in tandem, as well as an EV CHARGING PORT. Built circa 2024 on the sought-after Porters Grove Development within St Leonards, during the 1st phase, and has been built with energy efficiency in mind, having double glazed windows and gas fired central heating.

Inside the property offers accommodation arranged over two floors comprising a welcoming entrance hall, DUAL ASPECT LOUNGE-DINER, MODERN KITCHEN and a DOWNSTAIRS WC, whilst upstairs there are THREE BEDROOMS, with the master benefitting from an EN-SUITE SHOWER ROOM, and a family bathroom. The REAR GARDEN is landscaped with a patio area abutting the property, areas of lawn and a further decked patio at the bottom of the garden.

If you are seeking a MODERN HOME within West St Leonards, this is a perfect property for you. Please call the owners agents now to book your viewing.

DOUBLE GLAZED FRONT DOOR

Opening to:

ENTRANCE HALL

Wood effect LVT flooring, stairs rising to upper floor accommodation, radiator, doors to:

DOWNSTAIRS WC

Concealed cistern dual flush low level wc, pedestal wash hand basin with mixer tap, radiator, continuation of the wood effect LVT flooring, double glazed window with opaque glass to front aspect.

KITCHEN

10'8 x 8'1 (3.25m x 2.46m)

Modern and built with a matching range of eye and base level cupboards and drawers fitted with soft close hinges and having complimentary worksurfaces and matching upstands over, four ring ceramic hob with fitted cooker hood over, waist level oven and combination grill, integrated tall fridge freezer, integrated dishwasher and washer/dryer, wall mounted cupboard concealed boiler, radiator, continuation of the wood effect LVT flooring, double glazed window to front aspect.

OPEN PLAN LOUNGE-DINING ROOM

21' x 15'7 (6.40m x 4.75m)

Dual aspect with double glazed windows to side, double glazed bay window with

French doors to rear aspect with views and access onto the garden, television point, radiator, under stairs storage cupboard housing the wall mounted consumer unit for the electrics, media plate housing connections for TV etc.

FIRST FLOOR LANDING

Loft hatch, doors to:

MASTER BEDROOM

14'1 narrowing to 10'7 x 11'5 (4.29m narrowing to 3.23m x 3.48m)

Built in cupboard, radiator, double glazed window to front aspect, door to:

EN-SUITE

Walk-in shower enclosure with shower, concealed cistern dual flush low level wc, pedestal wash hand basin with mixer tap, radiator, part tiled walls, tiled flooring, extractor for ventilation, down lights, double glazed window with opaque glass to front aspect.

BEDROOM

11'6 x 7'1 (3.51m x 2.16m)

Radiator, double glazed window to rear aspect.

BEDROOM

11'6 narrowing to 8'5 x 10'2 (3.51m narrowing to 2.57m x 3.10m)

Radiator, double glazed window to rear aspect.

FAMILY BATHROOM

Panelled bath with mixer tap, pedestal wash hand basin, concealed cistern dual flush low level wc, part tiled walls, tiled flooring, shaver point, wall mounted vanity unit, heated towel rail, part tiled walls, down lights, extractor for ventilation.

OUTSIDE - FRONT

Driveway to side providing off road parking for two vehicles in tandem, EV charging port, access to gas meter, gated access to the garden, area of lawn with path to front door, outside lighting.

REAR GARDEN

Landscaped and low-maintenance, mainly laid to lawn with a porcelain tiled patio abutting the property, further stone patio at the bottom of the garden, garden shed, gated side access to driveway and enclosed by fencing.

AGENTS NOTE

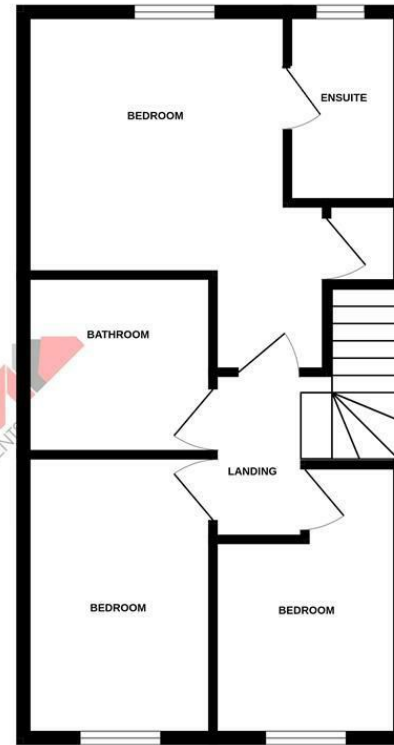
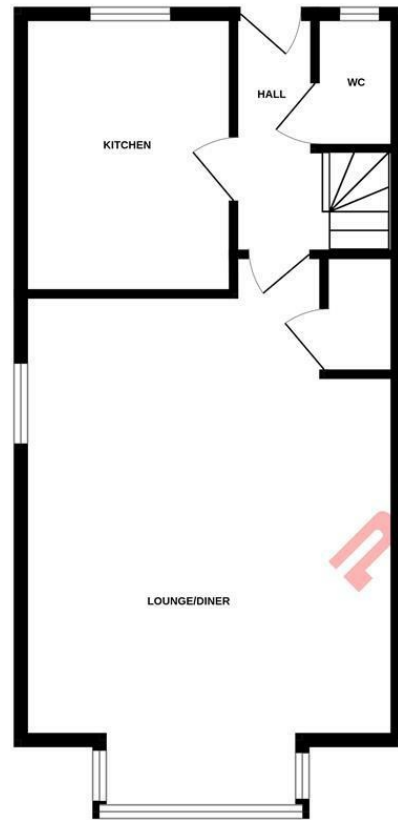
The vendor has advised that there is a management fee for the communal spaces on the development of £175 per annum.

Council Tax Band: D

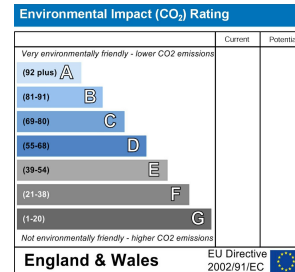
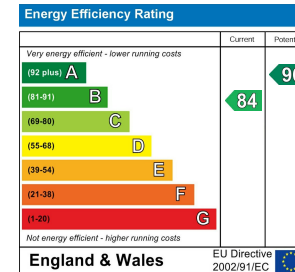


GROUND FLOOR

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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