



ESTATE AGENTS

**10, Birling Crescent, St. Leonards-On-Sea, TN37
7GG**

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

Price £285,000

PCM Estate Agents are delighted to present a RARE and inspiring opportunity to acquire this beautifully crafted, TWO BEDROOM END-TERRACED HOME, part of a prestigious NEW DEVELOPMENT on the outskirts of St. Leonards. Built by the renowned Park Lane Property Group in 2024, this ENERGY-EFFICIENT HOME is designed to an exceptional specification, featuring AIR SOURCE HEATING, double-glazed windows, and a thoughtful interior design by the current owners.

Spanning two light-filled floors, the ground floor boasts an expansive, 32ft OPEN PLAN RECEPTION SPACE, seamlessly integrating LOUNGE, DINING and KITCHEN areas. Dual aspects fill the room with natural light, with a large window to the front and sliding patio doors opening onto a LANDSCAPED GARDEN. A convenient DOWNSTAIRS WC completes the ground floor.

Upstairs, a spacious landing, bathed in sunlight from a side window, leads to TWO GENEROUS DOUBLE BEDROOMS, each with FITTED WARDROBES, and a centrally located family bathroom, with both a shower and a bath. Outside, the home benefits from ALLOCATED PARKING and visitor bays, along with beautifully maintained communal green spaces. The PRIVATE GARDEN is a TRANQUIL SANCTUARY, perfect for alfresco dining.

This newly built development, with its contemporary design and abundance of outdoor space, is a true gem in a thriving community. Perfectly positioned within easy reach of the Conquest Hospital, local amenities in Little Ridge, including popular schooling options, it also offers effortless access to key routes leading into Hastings, Bexhill, and Battle, ensuring a perfect balance of tranquil living and convenient connectivity

Call the owners agents now to book your viewing and avoid disappointment.

DOUBLE GLAZED FRONT DOOR

Leading to:

OPEN PLAN LOUNGE-KITCHEN-DINER

32' x 11'3 (9.75m x 3.43m)

Dual aspect with double glazed window to front aspect, double glazed sliding patio doors providing access to the garden, down lights, wood effect LVT flooring, two radiators, television and telephone points. The kitchen is modern

and fitted with a range of fitted eye and base level cupboards and drawers with soft close hinges, marble effect worktop and matching upstands, resin one & ½ bowl drainer-sink with mixer tap, four ring induction hob with fitted cooker hood over, waist level combination oven and grill, integrated appliances including fridge freezer, washer/dryer and dishwasher, inset spotlights, under cupboard lighting and ample built in storage space, USB & USB-C charging ports. Stairs rising to upper floor accommodation with under stairs storage cupboard.

DOWNSTAIRS WC

Dual flush low level wc, vanity enclosed wash hand basin with chrome mixer tap and splashback, continuation of the wood effect LVT flooring, heated towel rail, down lights, extractor fan for ventilation.

FIRST FLOOR LANDING

Loft hatch to a part-boarded loft space with wooden pull down ladder and housing the water tank, large cupboard providing ample storage space, double glazed window to side aspect, doors to

BEDROOM

12'10 x 11'5 (3.91m x 3.48m)

Radiator, fitted wardrobes with mirrored sliding doors, USB & USB-C charging ports, double glazed windows to rear aspect with views over the garden and far reaching views towards the North Downs.

BEDROOM

11'8 x 10'1 narrowing to 9'7 (3.56m x 3.07m narrowing to 2.92m)

Radiator, built in wardrobes with mirrored sliding doors, USB & USB-C charging ports, double glazed window to front aspect having lovely views over the communal gardens and grounds.

BATHROOM

Panelled bath with mixer tap and shower over, glass shower screen, dual flush low level wc, wall mounted vanity enclosed wash hand basin with chrome mixer tap and splashbacks, tiled flooring, part tiled walls, heated towel rail, down lights, extractor for ventilation, wall mounted mirror and light tunnel allowing natural light to enter from the roof space.

PARKING

There is an allocated parking space to the rear and access to visitors bay's dotted around the development.

REAR GARDEN

Landscaped and low-maintenance, planted with a variety of plants and shrubs, fenced boundaries, gated access to the rear, wooden shed, patio abutting the property, area laid with stone, raised planting beds retained by railway sleepers, power points, water tap and a slate pathway leading to the rear gated access.

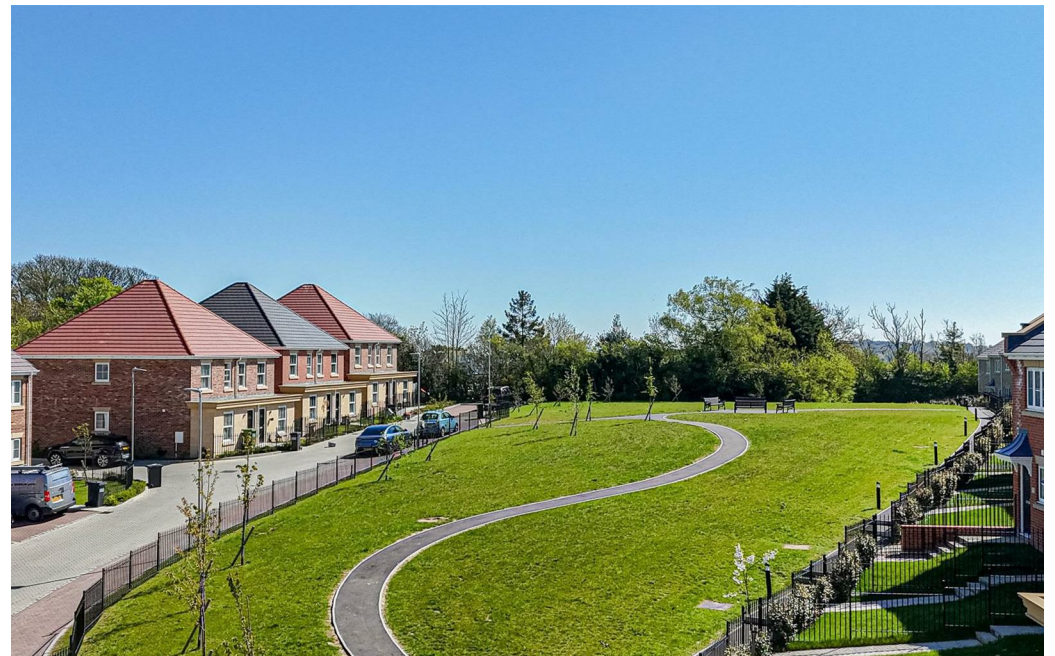
AGENTS NOTE

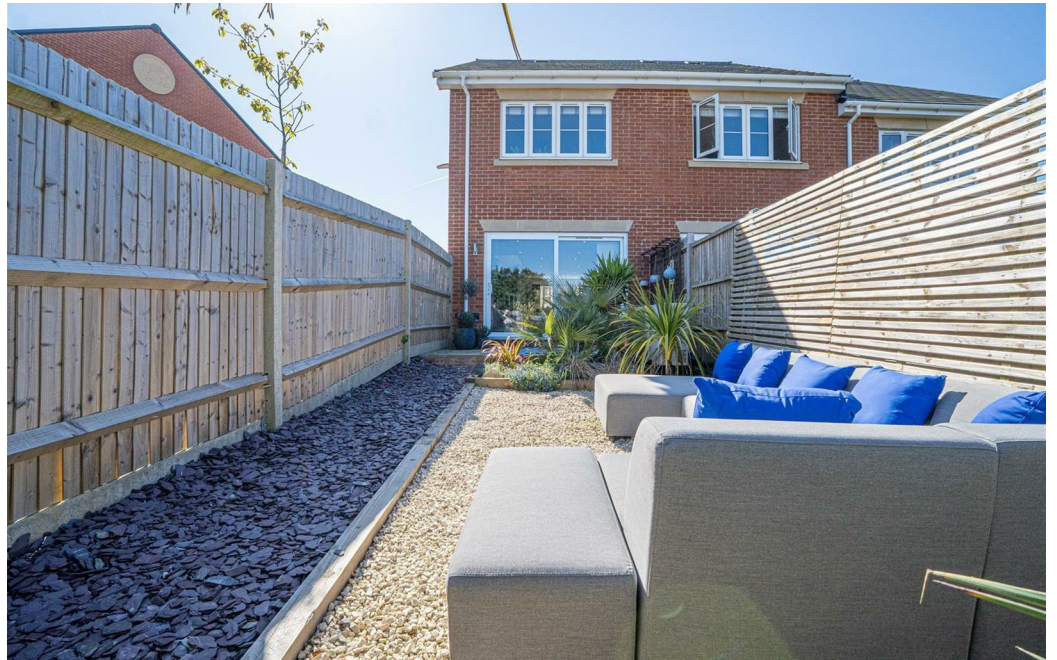
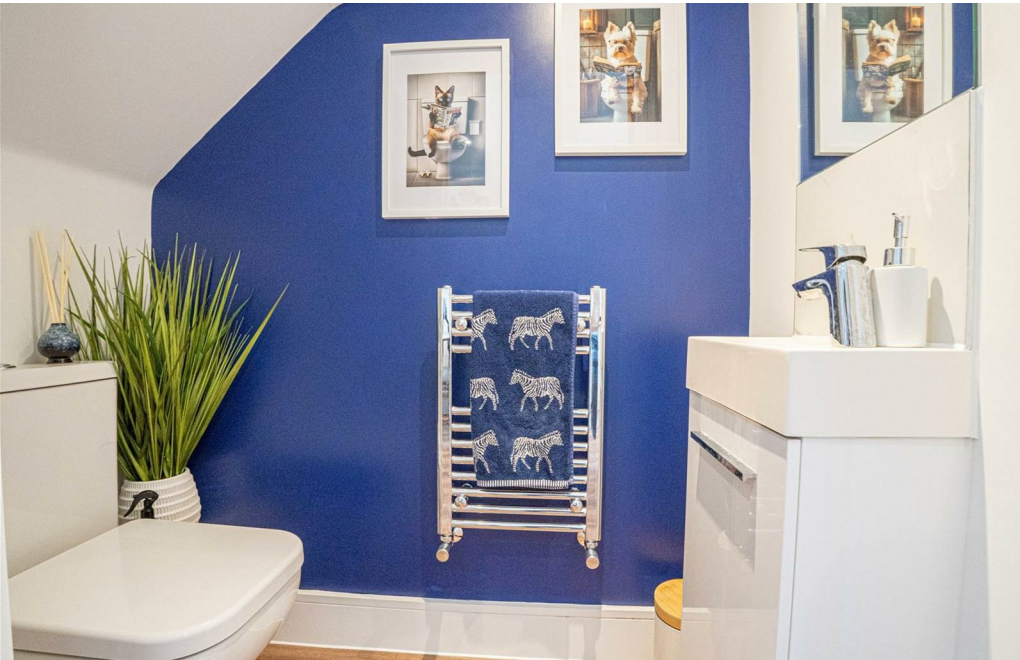
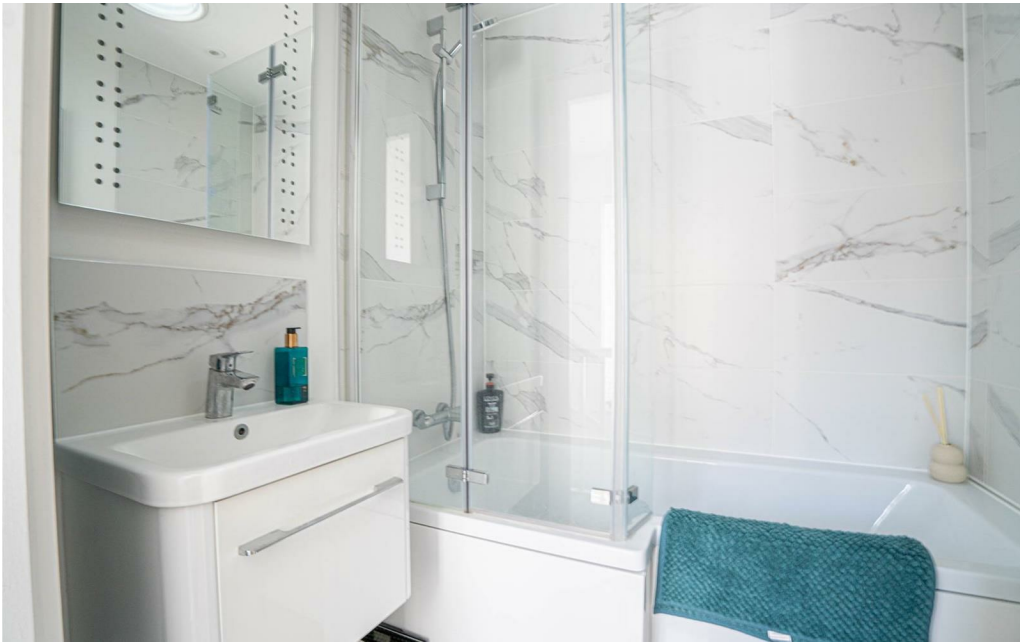
The property benefits from air source heating. There is the ability to have EV charging point, wiring already in place so charger would just need to be installed.

The vendor has advised that there is a Management Fee for the development of £300 per annum.

Council Tax Band: C

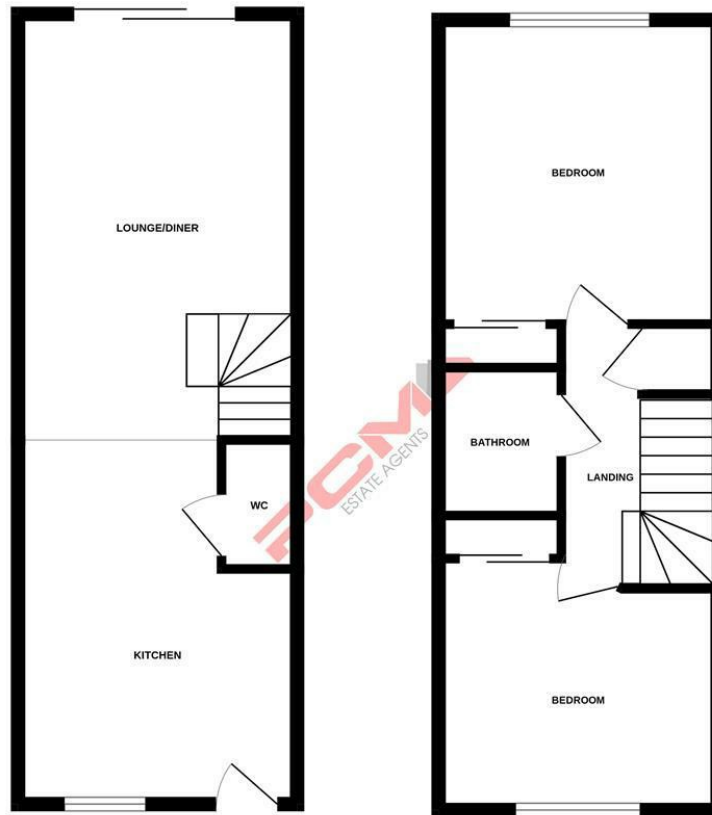




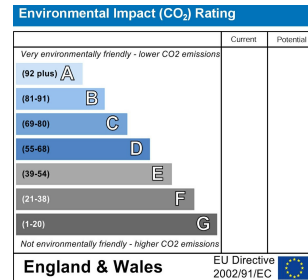
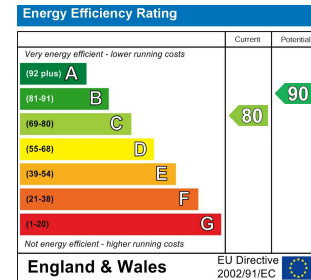


GROUND FLOOR

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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