



ESTATE AGENTS

26, Wartling Close, St. Leonards-On-Sea, TN38 9QX

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Offers In Excess Of £435,000

PCM Estate Agents are delighted to present to the market an opportunity to purchase this FOUR DOUBLE BEDROOM DETACHED FAMILY HOME, positioned in this quiet cul-de-sac within a favourable region of St Leonards, having a LARGE 20FT GARAGE, OFF ROAD PARKING for multiple vehicles and a LOVELY ESTABLISHED REAR GARDEN.

Inside, the property offers modern comforts including gas fired central heating and UPVC double glazed windows throughout. The well-appointed and adaptable accommodation is arranged over two floors and comprises a spacious entrance hall, 20ft LOUNGE, DINING ROOM, kitchen, separate UTILITY ROOM, ground floor FOURTH BEDROOM and BATHROOM with bath and shower. Upstairs, the landing provides access to THREE FURTHER DOUBLE BEDROOMS and a SHOWER ROOM.

The REAR GARDEN is a delightful feature of this family home being well-established and laid to lawn with patio, offering ample outside space for families to enjoy or to eat al-fresco.

Conveniently positioned within easy reach of popular schooling establishments and nearby amenities. The property should be viewed to fully appreciate the adaptable accommodation on offer. Please call the owners agents now to book your viewing.

DOUBLE GLAZED FRONT DOOR

With windows either side, opening onto:

SPACIOUS ENTRANCE HALL

Stairs rising to the upper floor accommodation, under stairs storage cupboards, radiator, wood laminate flooring, coving to ceiling, wall mounted thermostat control for gas fired central heating, telephone point.

LOUNGE

20' x 12' (6.10m x 3.66m)

Coving to ceiling, two radiators, fireplace with inset wood burning stove, television point, double glazed window to front aspect, opening to:

DINING ROOM

10' x 9' (3.05m x 2.74m)

Coving to ceiling, radiator, tile effect laminate flooring, double glazed sliding patio doors to garden, providing a pleasant outlook onto the garden, opening to:

KITCHEN

10' x 10' (3.05m x 3.05m)

Partially open plan to dining room, fitted with a matching range of eye and base level cupboards and drawers with worksurfaces over, inset double bowl drainer-sink with mixer spray tap, space for tall fridge freezer, space and plumbing for washing machine, four ring gas hob with oven and grill below, fitted cooker hood over, part tiled walls, tile effect laminate flooring, return door to entrance hall, double glazed window to rear aspect with lovely views onto the garden.

UTILITY

7' x 6' (2.13m x 1.83m)

Coving to ceiling, part tiled walls, tile effect laminate flooring, ladder style heated towel rail/ radiator, space and plumbing for washing machine and tumble dryer, range of fitted cupboards and drawers with worktops, circular stainless steel sink with mixer tap, double glazed pattern glass window and door to side aspect.

BEDROOM

10' x 9' (3.05m x 2.74m)

Coving to ceiling, wood laminate flooring, radiator, double glazed window to front aspect.

GROUND FLOOR BATHROOM/ SHOWER ROOM

Walk in shower, Jacuzzi style bathtub with mixer tap and shower attachment, vanity enclosed wash hand basin with mixer tap, dual flush low level wc, radiator, shaver point, tiled flooring, part tiled walls, ladder style heated towel rail, double glazed window with pattern glass to rear aspect.

FIRST FLOOR LANDING

Spacious with loft hatch to loft space, coving to ceiling, cupboard, radiator, double glazed window to front aspect.

BEDROOM

12' x 12' (3.66m x 3.66m)

Coving to ceiling, radiator, built in wardrobe with access to eaves storage area behind, double glazed window to rear aspect with lovely views over the established garden.

BEDROOM

11' x 10' (3.35m x 3.05m)

Radiator, coving to ceiling, double glazed window to rear aspect having lovely views onto the established garden.

BEDROOM

9' x 9' (2.74m x 2.74m)

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

SHOWER ROOM

Vanity enclosed wash hand basin with chrome mixer tap, dual flush low level wc, large walk in shower, part tiled walls, radiator, down lights, shaver point, extractor fan for ventilation, double glazed pattern glass window to rear aspect.

OUTSIDE - FRONT

Steps up to the front door, patio area, section of lawn, driveway providing off road parking for multiple vehicles, outside lighting, access to:

LARGE GARAGE

20' x 12' (6.10m x 3.66m)

Set beneath the property, power and light, up and over door.

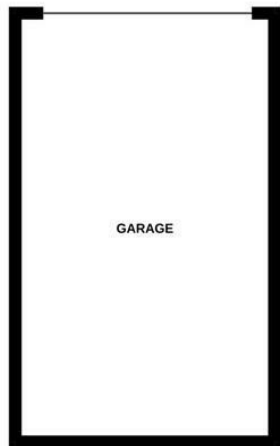
REAR GARDEN

Established with a concrete patio providing ample outside space to entertain, eat al-fresco or to barbeque, good sized section of lawn, established planted borders with mature shrubs and plants, gated side access to front, outside water tap.

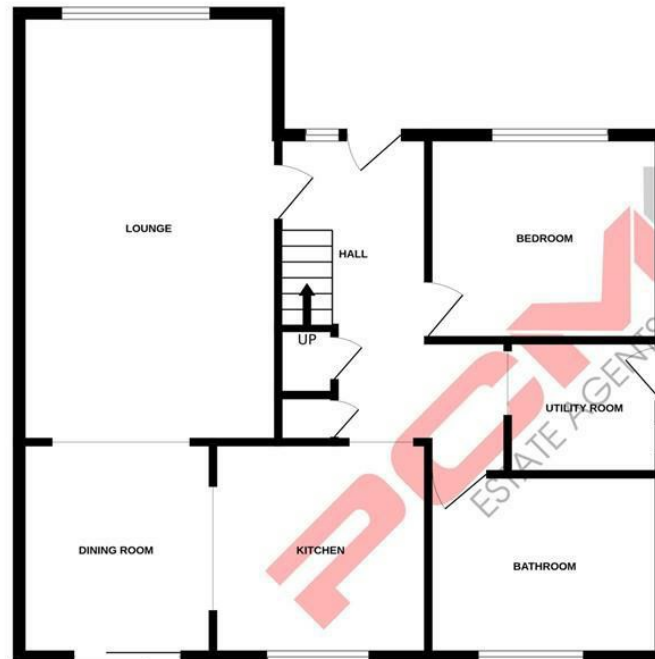
Council Tax Band: E



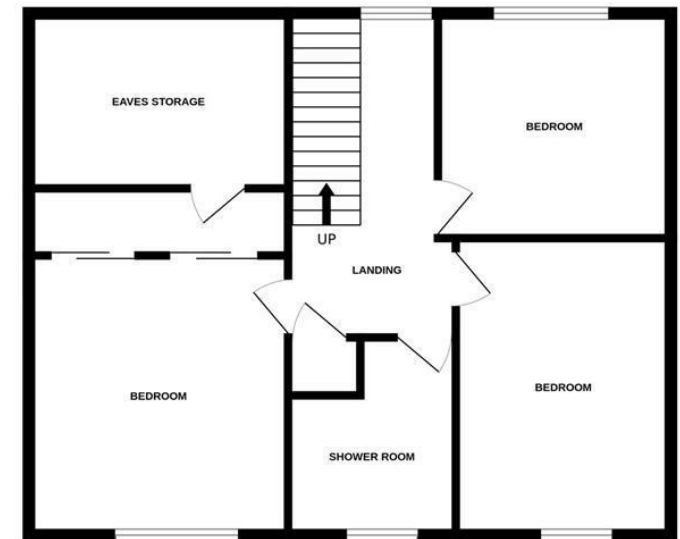
BASEMENT



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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