



8 Plover Court, Juniper Close, St. Leonards-On-Sea, TN38 9RJ

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Offers In Excess Of £300,000

PCM Estate Agents present to the market an opportunity to acquire this LINK-DETACHED THREE BEDROOM HOUSE tucked away in a quiet cul-de-sac location with a LARGE GARDEN, GARAGE and a DRIVEWAY.

The property has accommodation arranged over two floors comprising an entrance porch, hallway, DOWNSTAIRS WC, EXTENDED LOUNGE, separate DINING ROOM, kitchen and SUN ROOM, whilst upstairs the landing provides access to THREE BEDROOMS and a SHOWER ROOM. To the rear of the property there is a GOOD SIZED GARDEN that is IN NEED OF SOME CULTIVATION but offers plenty of outdoor space and also benefits from having a WORKSHOP.

Tucked away in this quiet cul-de-sac in St Leonards, within easy reach of amenities including Tesco Superstore and popular schooling establishments. Please call the owners agents now to book your immediate viewing to avoid disappointment.

WOODEN FRONT DOOR

Opening into:

PORCH

Built in storage cupboard, wooden framed single glazed windows to front aspect with secondary glazing, further wooden door opening into:

ENTRANCE HALL

Stairs rising to upper floor accommodation, under stairs recessed area, under stairs storage cupboard, radiator, doors to:

DOWNSTAIRS WC

Low level wc, wash hand basin, wooden framed single glazed window to front aspect with obscured glass for privacy and a secondary glazed insert.

LIVING ROOM

19'3 x 10'8 (5.87m x 3.25m)

Beamed ceiling, double radiator, fireplace, television point, wooden framed double glazed window to rear aspect, further wooden framed window to side aspect, aluminium double glazed doors to sun room and a double opening providing partially open plan access into the dining room.

SUN ROOM

11'8 x 7'4 (3.56m x 2.24m)

Polycarbonate roof, wooden framed single glazed double opening doors to garden, additional wooden framed single glazed doors opening to a lobby that then provides access into a workshop.

DINING ROOM

11'5 x 8'3 (3.48m x 2.51m)

Coving to ceiling, double radiator, recessed shelving, wooden framed single glazed French doors providing views and access to the garden, door to:

KITCHEN

10' x 8'3 (3.05m x 2.51m)

Measurement excludes door recess that leads back into the entrance hall. Fitted with a matching range of eye and base level cupboards and drawers with tiled worktops over, matching tiled splashbacks, four ring gas hob with extractor over and electric fan assisted oven below, twin ceramic bowl sink with mixer tap, space for under counter fridge, space and plumbing for dishwasher and washing machine, pantry style storage cupboard, single glazed wooden framed window to front aspect.

FIRST FLOOR LANDING

Loft hatch providing access to loft space, radiator.

BEDROOM

12'8 x 10'4 (3.86m x 3.15m)

Built in wardrobe, radiator, wooden framed single glazed window to front aspect.

BEDROOM

10'5 x 9'4 (3.18m x 2.84m)

Built in wardrobes, radiator, dual aspect with wooden framed single glazed windows to side and rear elevations.

BEDROOM

9'8 x 8'2 (2.95m x 2.49m)

Radiator, wooden framed single glazed window to front aspect.

SHOWER ROOM

Walk in shower enclosure with shower, low level wc, pedestal wash hand basin, large cupboard over the stairs housing the immersion heater, part tiled walls, radiator, wooden framed single glazed obscured glass window to front aspect.

OUTSIDE - FRONT

Driveway providing off road parking, pathway to the front door.

ATTACHED GARAGE

18' x 8'9 (5.49m x 2.67m)

Up and over door, power and light, water tap, window and door to rear aspect with views and access onto the garden.

INNER LOBBY

Accessed via the sun room with door to rear garden, further door leading to:

WORKSHOP

12' x 6'4 (3.66m x 1.93m)

Power and lighting, doors to front aspect.

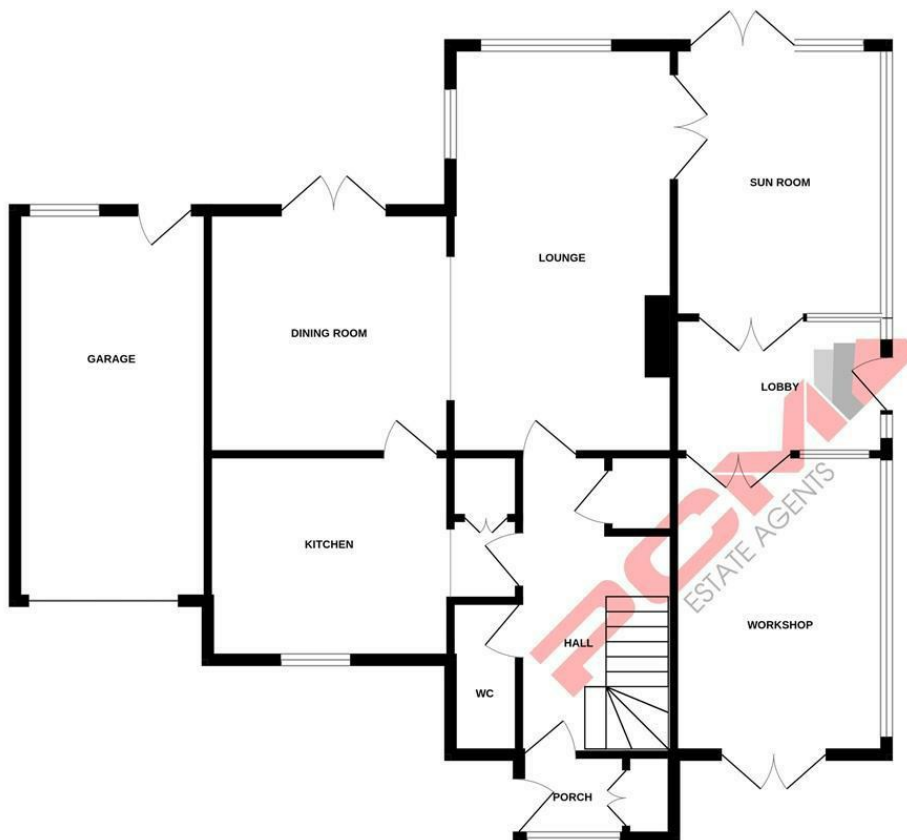
RAR GARDEN

Extending off the rear and wrapping around the side elevation, in need of cultivation but offering ample outdoor space to entertain, fenced boundaries, patio and sections of lawn, personal door to garage.

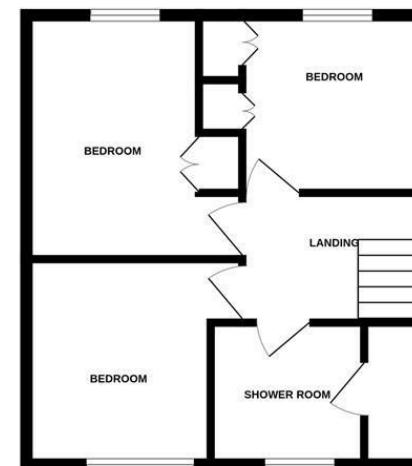
Council Tax Band: D



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