



ESTATE AGENTS

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Offers In Excess Of £300,000

PCM Estate Agents are delighted to present to the market a MODERN TWO BEDROOM, TWO BATHROOM, SEMI-DETACHED FAMILY HOME, with a LOVELY REAR GARDEN. Built circa 2023/24 to an exceptionally HIGH STANDARD by renowned national developer Bellway Homes.

Positioned on the periphery of the newly constructed development with a LOVELY LARGE LEVEL GARDEN, a block paved drive providing OFF ROAD PARKING for two vehicles in tandem and an EV CHARGING POINT for an electric vehicle. The house has been built with energy efficiency in mind with double glazed windows and gas fired central heating.

Accommodation is arranged over two floors comprising an entrance hall, DOWNSTAIRS WC, LOUNGE-DINER with views and access onto the garden, MODERN KITCHEN with INTEGRATED APPLIANCES, first floor landing, MASTER BEDROOM with EN-SUITE SHOWER ROOM, further GOOD SIZED SECOND BEDROOM and a family bathroom. The REAR GARDEN is a real feature, being expansive and mainly laid to lawn with two patio's, ideal for families. The garden also offers some potential for adding a conservatory or extending at the rear, subject to relevant planning and building consents.

This MODERN HOME must be viewed to fully appreciate the convenient position and space on offer. Please call the owners agents now to book your viewing and avoid disappointment.

COMPOSITE DOUBLE GLAZED FRONT DOOR

Opening to:

WELCOMING ENTRANCE HALL

Stairs rising to upper floor accommodation, radiator, wall mounted thermostat for gas central heating.

DOWNSTAIRS WC

Concealed cistern dual flush low level wc, wall mounted wash hand basin with chrome mixer tap and tiled splashbacks, tiled flooring, radiator, double glazed window with frosted glass to front aspect for privacy.

KITCHEN

12'2 x 6' (3.71m x 1.83m)

Fitted with a matching range of eye and base level cupboards and drawers, complimentary worksurfaces and matching upstands, inset one & ½ bowl drainer-sink unit with mixer tap, integrated slimline dishwasher, integrated washer/ dryer,

integrated tall fridge freezer, four ring gas hob with electric fan assisted oven below and fitted cooker hood over, inset down lights, wood effect LVT flooring, wall mounted cupboard concealed boiler, double glazed window to front aspect.

LOUNGE-DINING ROOM

16'4 x 13'3 (4.98m x 4.04m)

Measurement excludes door recess. Large under stairs storage cupboard, radiator, television point, double glazed French doors with windows either side to the rear elevation, providing access and affording a pleasant outlook over the level family friendly garden.

FIRST FLOOR LANDING

Double glazed window to side aspect, loft hatch to loft space, radiator.

BEDROOM

13'5 narrowing to 8'7 x 13'3 (4.09m narrowing to 2.62m x 4.04m)

Built in double wardrobe, radiator, double glazed window to rear aspect with views onto the garden, door to:

EN-SUITE

Walk in shower, pedestal wash hand basin with mixer tap, concealed cistern dual flush low level wc, wood effect LVT flooring, part tiled walls, down lights, extractor fan for ventilation.

BEDROOM

10'3 x 8' (3.12m x 2.44m)

Radiator, airing cupboard, built in double wardrobe, double glazed window to front aspect.

BATHROOM

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

OUTSIDE - FRONT

Block paved driveway providing off road parking for two vehicles in tandem, gated access to the rear garden, EV charging point, section of lawn and path to front door.

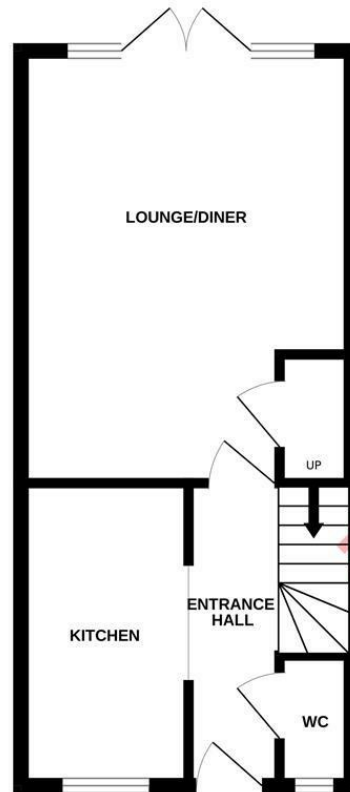
REAR GARDEN

Level and family friendly with a large patio abutting the property, wooden shed, further patio area down the bottom of the garden with established planted areas either side, fenced boundaries, gated access to the driveway.

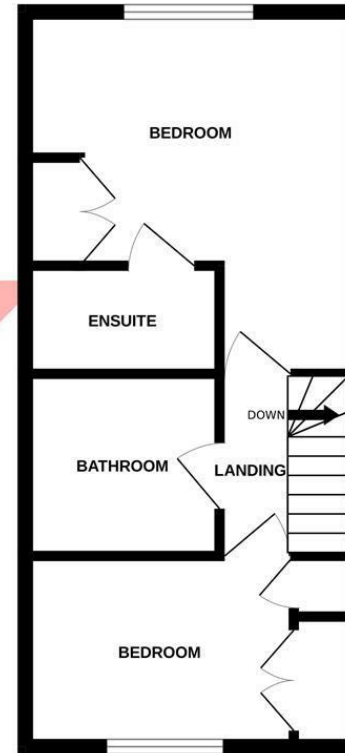
Council Tax Band: C



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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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			97
(81-91) B		84	
(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	