



ESTATE AGENTS

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Offers In Excess Of £350,000

PCM Estate Agents are delighted to present to the market an exciting opportunity to acquire this THREE BEDROOM DETACHED HOUSE, tucked away in a quiet cul-de-sac location within the favourable Little Ridge region of St Leonards, close to popular schooling establishments and nearby amenities. The property has a TANDEM GARAGE and a SOUTH-WESTERLY FACING GARDEN enjoying plenty of sunshine throughout the day.

Inside, you are greeted by an entrance hall, from here you can access the GROUND FLOOR WC, lounge and the OPEN PLAN KITCHEN-DINING ROOM located at the rear and providing access onto the SUNNY REAR GARDEN. There is also access via the kitchen into the TANDEM GARAGE located at the side. Upstairs, the landing provides access to THREE BEDROOMS and a family bathroom. Modern comforts include gas fired central heating, double glazing and LED lighting.

This family home is positioned within easy reach of popular schooling establishments and nearby amenities within Little Ridge, including the Conquest Hospital. The property is exceptionally well-presented and offers well-proportioned accommodation throughout.

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

DOUBLE GLAZED FRONT DOOR

Opening to:

ENTRANCE HALL

Stairs rising to upper floor accommodation, radiator, door to:

DOWNSTAIRS WC

Dual flush low level wc, wall mounted wash hand basin with tiled splashbacks and chrome mixer tap, double glazed window with frosted glass to front aspect.

LIVING ROOM

17'2 into bay x 12'5 max (5.23m into bay x 3.78m max)

Down lights, television point, radiator, bay window to front aspect, door opening to:

KITCHEN-DINING ROOM

16' x 10'5 (4.88m x 3.18m)

Ample space for dining table, fitted with a matching range of eye and base level cupboards and drawers with worksurfaces over, tiled splashbacks, four ring gas hob with electric fan assisted oven below and fitted cooker hood over, inset resin one & ½ bowl drainer sink unit with mixer tap, breakfast bar seating area, space for American style fridge freezer, tile effect laminate flooring, radiator, down lights, double glazed window and French doors to rear aspect providing views and access onto the garden, personal door to garage.

FIRST FLOOR LANDING

Loft hatch providing access to loft space, storage cupboard, double glazed window to side aspect.

BEDROOM ONE

12'8 x 8'2 (3.86m x 2.49m)

Built in wardrobes, radiator, down lights, double glazed window to front aspect.

BEDROOM TWO

10'6 x 9'2 (3.20m x 2.79m)

Radiator, double glazed window to rear aspect with views onto the garden.

BEDROOM THREE

8'9 x 7'4 (2.67m x 2.24m)

Down lights, radiator, double glazed window to front aspect.

BATHROOM

Modern suite comprising a P shaped panelled bath with chrome mixer tap, concealed cistern dual flush low level wc, vanity enclosed wash hand basin with chrome mixer tap, tiled walls, tiled flooring, ladder style heated towel rail, double glazed window with frosted glass to rear aspect.

OUTSIDE - FRONT

Block paved drive providing off road parking and EV charging point.

GARAGE

17'9 x 8'2 (5.41m x 2.49m)

Power and light, double glazed door to rear aspect opening onto the garden, personal door to kitchen, loft area, up and over door. The vendor has advised that this section has been plastered, floored and carpeted, the loft is partly boarded with loft ladder and is great for storage.

FURTHER FRONT SECTION OF GARAGE

8'5 x 8'4 (2.57m x 2.54m)

Up and over door.

REAR GARDEN

Facing a south-westerly aspect and enjoying plenty of sunshine, with a decked patio seating area, section of lawn, wooden shed with power, combination of walled and fenced boundaries, outside water tap, gated side access to the front. There is a hot tub located in the garden that could be incorporated within the sale, subject to additional conversation/ negotiations.

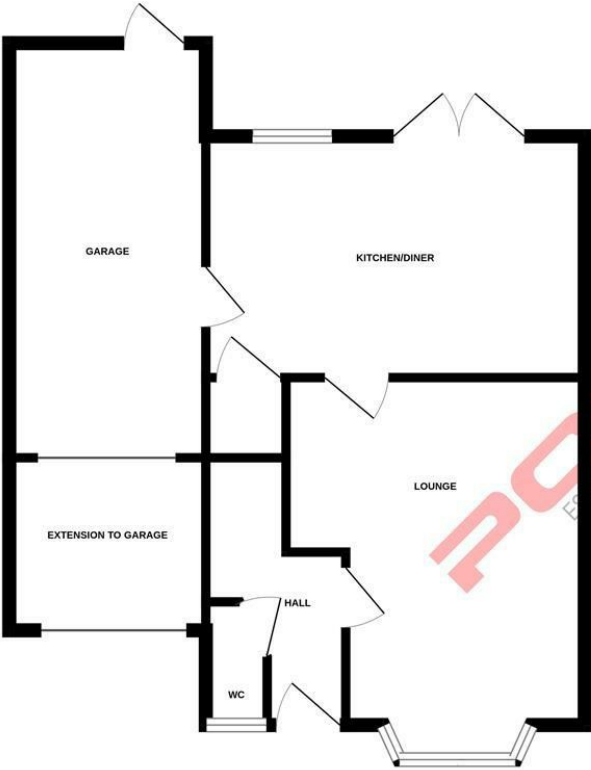
Council Tax Band: D



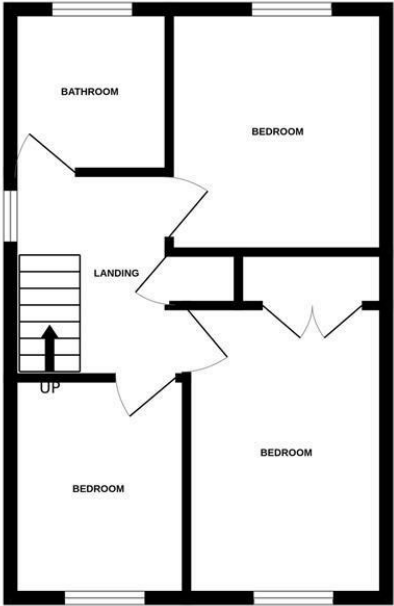




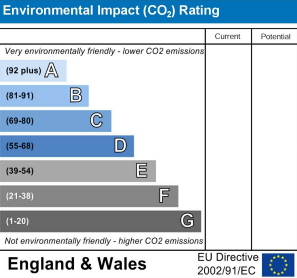
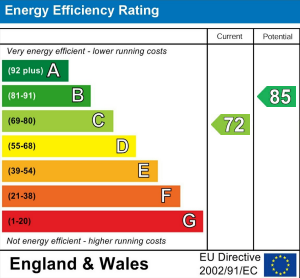
GROUND FLOOR



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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