



ESTATE AGENTS

3, Hazelwood Gardens, St. Leonards-On-Sea, TN37 7HL

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Price £375,000

PCM Estate Agents are delighted to present to the market an opportunity to secure this DETACHED THREE BEDROOM HOUSE with CONSERVATORY and a BEAUTIFULLY LANDSCAPED GARDEN, block paved DRIVEWAY and a GARAGE. Conveniently positioned in this RARELY AVAILABLE and quiet cul-de-sac location, close to popular schooling establishments, local amenities and within easy reach of the Conquest Hospital.

The property benefits from modern comforts including gas fired central heating and double glazing, the accommodation is arranged over two floors and comprises an entrance hall, DOWNSTAIRS WC, DUAL ASPECT LOUNGE-DINER, conservatory, kitchen, upstairs landing, THREE BEDROOMS and a bathroom. There is also a WORKSHOP located off the back of the GARAGE and the aforementioned LANDSCAPED GARDEN offering plenty of outside space for families to enjoy.

We highly recommend viewing this DETACHED WELL-PRESENTED FAMILY HOME, please call the owners agents now to book your viewing to avoid disappointment.

DOUBLE GLAZED FRONT DOOR

Leading to:

ENTRANCE HALL

Stairs rising to upper floor accommodation, radiator, telephone point, large storage cupboard housing consumer unit for the electrics and a wall mounted boiler, gas heater, further under stairs storage cupboard, double glazed window to side aspect with opaque glass for privacy, door to:

DOWNSTAIRS WC

Concealed cistern dual flush low level wc, vanity enclosed wash hand basin with mixer tap, tiled walls, radiator, wood laminate flooring, double glazed opaque glass window to side aspect.

OPEN PLAN LOUNGE-DINING ROOM

21'6 x 12'2 (6.55m x 3.71m)

Coving to ceiling, two radiators, television point, door to kitchen, double glazed window to front aspect, double glazed sliding patio door to rear aspect opening onto:

CONSERVATORY

15'3 x 10'1 (4.65m x 3.07m)

Part brick construction with UPVC double glazed windows to both side and rear elevations, double glazed door opening to garden, wood laminate flooring, space and plumbing for washing machine, radiator, power and light.

KITCHEN

12'1 x 9'3 (3.68m x 2.82m)

Tiled walls, tile effect laminate flooring, fitted with a matching range of eye and base level cupboards and drawers with complimentary worksurfaces over, space for electric cooker, inset one and ½ bowl drainer-sink unit with mixer tap, pace and plumbing for dishwasher, space for tall fridge freezer, double glazed door to side aspect, double glazed window to rear overlooking the garden.

FIRST FLOOR LANDING

Double glazed opaque glass window to front aspect, coving to ceiling, loft hatch providing access to loft space being boarded and having a pull down ladder.

BEDROOM ONE

12'5 x 12'1 (3.78m x 3.68m)

Coving to ceiling, radiator, double glazed window to rear aspect with views onto the garden.

BEDROOM TWO

12'1 x 9'6 (3.68m x 2.90m)

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

BEDROOM THREE

9'2 x 8'2 (2.79m x 2.49m)

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

BATHROOM

Panelled bath with mixer tap and shower attachment, vanity enclosed wash hand basin with chrome mixer tap and storage set beneath, dual flush low level wc, ladder style heated towel rail, tiled walls, laminate flooring, double glazed opaque glass window to side aspect.

REAR GARDEN

Enclosed and private with a combination of walled and fenced boundaries, sections of lawn, areas of stone patio providing ample space to entertain, gated side access to front, planted areas with some mature plants and shrubs, outside power point, gated access to driveway, door to:

WORKSHOP

9'1 x 8'4 (2.77m x 2.54m)

Located at the back of the garage, offering plenty of storage space, power and light. This area is segregated from the main garage but could easily be knocked through.

GARAGE

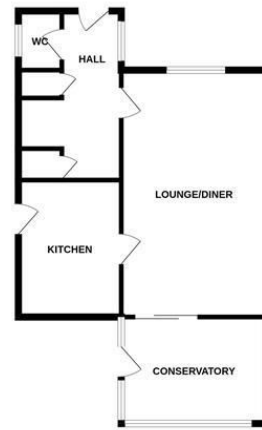
16'7 x 7'8 (5.05m x 2.34m)

Power and light, up and over door.

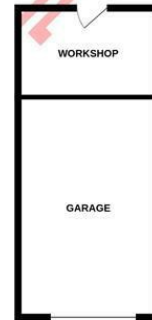
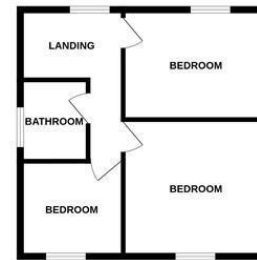
Council Tax Band: D



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	