



ESTATE AGENTS

**34, Kingsley Close, St. Leonards-on-sea, TN37 7BX**

Web: [www.pcmestateagents.co.uk](http://www.pcmestateagents.co.uk)  
Tel: 01424 839111

**Offers In Excess Of £275,000**



A BEAUTIFULLY PRESENTED THREE BEDROOM END OF TERRACED HOUSE with CONSERVATORY and an ALLOCATED PARKING SPACE. Located in a sought-after and quiet cul-de-sac.

The property offers well-presented and spacious accommodation throughout comprising an entrance hallway, 15ft LOUNGE leading onto a CONSERVATORY, modern fitted kitchen, first floor landing, THREE BEDROOMS and a bathroom. Externally the property enjoys a PRIVATE AND FAMILY FRIENDLY REAR GARDEN to the rear and side in addition to an ALLOCATED PARKING SPACE.

Located within a sought-after and quiet cul-de-sac within easy reach of local schooling and is considered an IDEAL FAMILY HOME.

Please call PCM Estate Agents now to arrange your immediate viewing to avoid disappointment.

#### **PRIVATE FRONT DOOR**

Leading to:

#### **ENTRANCE HALLWAY**

Stairs rising to first floor accommodation, built in storage cupboard, door leading to:

#### **LOUNGE**

15'9 x 13'6 (4.80m x 4.11m)

Double glazed sliding doors to rear aspect leading out to the conservatory, double glazed obscured window to side aspect, under stairs storage cupboard, radiator.

#### **CONSERVATORY**

11'11 x 9'6 (3.63m x 2.90m)

Double glazed windows to both side and rear aspects, double glazed French doors to side aspect leading out to the garden.

#### **KITCHEN**

9'11 x 7'5 (3.02m x 2.26m)

Modern and comprising a range of eye and base level units with worksurfaces over, four ring gas hob with extractor above and oven below, space for fridge

freezer, space and plumbing for washing machine and dishwasher, inset sink with flexible mixer tap, double glazed windows to front aspect.

#### **FIRST FLOOR LANDING**

Loft hatch.

#### **BEDROOM**

13'7 x 9'5 (4.14m x 2.87m)

Built in storage cupboard, radiator, double glazed window to front aspect.

#### **BEDROOM**

11' x 7'7 (3.35m x 2.31m)

Radiator, double glazed window to rear aspect.

#### **BEDROOM**

8' x 5'10 (2.44m x 1.78m)

Radiator, double glazed window to rear aspect.

#### **BATHROOM**

6'10 x 5'2 (2.08m x 1.57m)

Beautifully presented modern suite comprising a panelled bath with mixer tap, shower attachment and shower screen, wash hand basin set into vanity unit with storage below, dual flush wc, chrome ladder style radiator, part tiled walls, double glazed obscured window to side aspect.

#### **REAR GARDEN**

Private and enclosed family friendly garden featuring a decked area accessed via the conservatory and providing ample space for seating and entertaining, side gate providing rear access, steps down to the lower section of garden which is predominantly laid to lawn with enclosed walled and fenced boundaries, storage shed, decked area to the side of the property.

#### **PARKING**

The property benefits from an allocated parking space close by.

#### **OUTSIDE - FRONT**

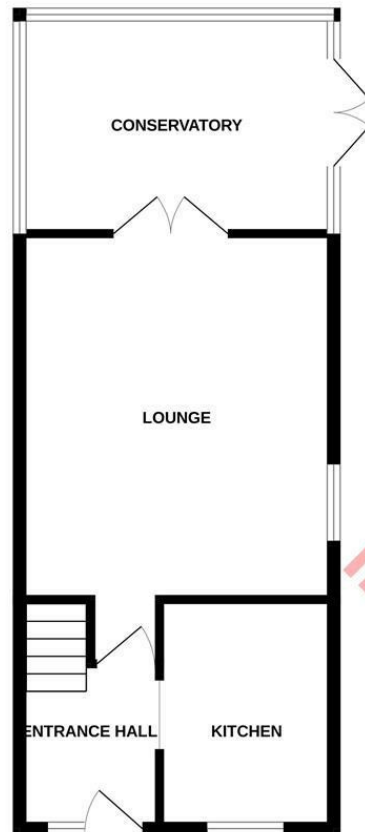
Private and enclosed garden providing further space for seating.



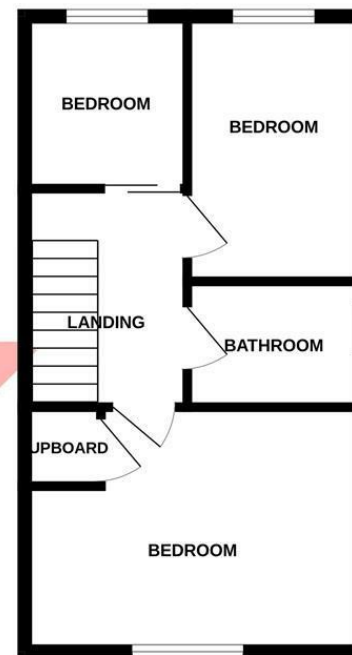




GROUND FLOOR



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) <b>A</b>                          |         | 89        |
| (81-91) <b>B</b>                            |         |           |
| (69-80) <b>C</b>                            | 71      |           |
| (55-68) <b>D</b>                            |         |           |
| (39-54) <b>E</b>                            |         |           |
| (21-38) <b>F</b>                            |         |           |
| (1-20) <b>G</b>                             |         |           |
| Not energy efficient - higher running costs |         |           |
| England & Wales                             |         |           |
| EU Directive 2002/91/EC                     |         |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |         |           |
|---|---------|-----------|
|   | Current | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |         |           |
| (92 plus) <b>A</b>  |         |           |
| (81-91) <b>B</b>  |         |           |
| (69-80) <b>C</b>  |         |           |
| (55-68) <b>D</b>  |         |           |
| (39-54) <b>E</b>  |         |           |
| (21-38) <b>F</b>  |         |           |
| (1-20) <b>G</b>   |         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |         |           |
| England & Wales   |         |           |
| EU Directive 2002/91/EC   |         |           |