



ESTATE AGENTS

3, Warren Close, St. Leonards-on-sea, TN38 8DT

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Price £269,950

PCM Estate Agents are delighted to offer for sale an opportunity to secure this CHAIN FREE SUPERBLY PRESENTED MODERN TWO BEDROOM SEMI-DETACHED HOUSE with OFF ROAD PARKING, situated in the highly sought after West St Leonard's location.

Accommodation comprises an entrance vestibule, MODERN KITCHEN-DINER with INTEGRATED APPLIANCES, 15ft lounge, first floor landing, TWO DOUBLE BEDROOMS and a MODERN BATHROOM. The property also enjoys benefits including gas central heating and double glazing. Views can be enjoyed to the rear over open countryside, there is OFF ROAD PARKING for multiple vehicles via a block paved driveway and a PRIVATE REAR GARDEN.

Located within reach of local schooling and bus routes to Hastings town centre with it's comprehensive range of shopping, sporting, recreational facilities, mainline railway station, seafront and promenade. Call now to book your viewing and avoid disappointment.

PART DOUBLE GLAZED FRONT DOOR

Leading to:

ENTRANCE VESTIBULE

Enclosed, door to:

LOUNGE

15'10" max x 12'9" max (4.83m max x 3.89m max)

Double glazed window to front aspect, staircase rising to upper floor accommodation with cupboard under stairs, radiator, central heating thermostat, door to:

KITCHEN-DINER

12'10" x 9'0" (3.91m x 2.74m)

Double glazed window to rear aspect enjoying superb views over open countryside, inset 1½ bowl sink, range of modern base units comprising cupboards and drawers set beneath working surfaces matching wall units over, chimney style cooker hood over inset four ring gas hob, single oven below, integrated washing machine, radiator, cupboard housing wall mounted gas boiler, double glazed door opening to rear garden.

FIRST FLOOR LANDING

Trap hatch to loft space.

BEDROOM ONE

12'9" x 9'0" (3.89m x 2.74m)

Double glazed window to rear aspect enjoying superb views over open countryside, radiator, airing cupboard with hot water cylinder.

BEDROOM TWO

12'9" x 7'0" (3.89m x 2.13m)

Double glazed window to front aspect, radiator.

BATHROOM

Double glazed window to side aspect, part tiled walls, modern white suite comprising panelled bath with over bath shower, pedestal wash hand basin, low level WC, heated towel rail/radiator.

FRONT GARDEN

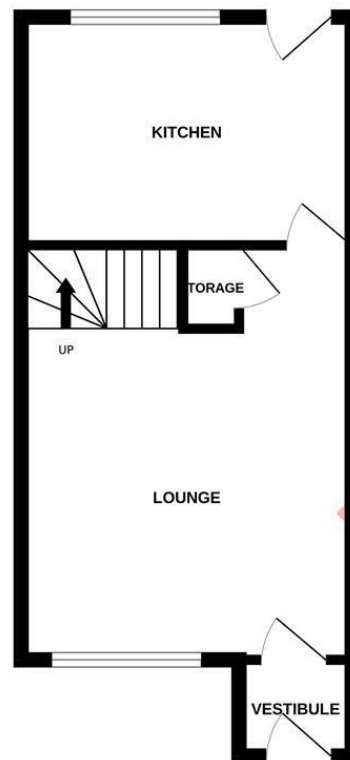
Hedging, block paved driveway providing off road parking for multiple vehicles.

REAR GARDEN

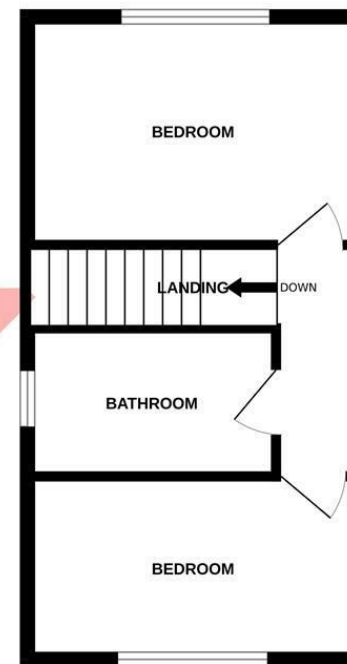
Block paved patio extending to the side of the property, leading to gardens laid to lawn with shrubs, enclosed by fencing, outside tap, side access and shed.



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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