



ESTATE AGENTS

**3, Glyndebourne Gardens, St. Leonards-On-Sea, TN37
7SD**

Web: www.pcmestateagents.co.uk
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Price £365,000

PCM Estate Agents welcome to the market this FOUR BEDROOM, TWO BATHROOM, DETACHED HOUSE located in this sought-after and quiet cul-de-sac within the Little Ridge region of St Leonards, within easy reach of local schooling and the Conquest Hospital, making this an IDEAL FAMILY HOME.

Inside the property offers spacious accommodation comprising an entrance hallway, lounge, SEPARATE DINING ROOM, kitchen, UTILITY ROOM, DOWNSTAIRS WC, first floor landing, FOUR BEDROOMS with the master benefitting from its own EN SUITE in addition to the main family bathroom. Externally the property enjoys a PRIVATE AND ENCLOSED FAMILY FRIENDLY REAR GARDEN, whilst to the front there is a driveway providing OFF ROAD PARKING leading to a GARAGE.

Viewing comes highly recommended via PCM Estate Agents, please call now to arrange your immediate viewing to avoid disappointment.

PRIVATE FRONT DOOR

Leading to:

ENTRANCE HALLWAY

Stairs rising to first floor accommodation, window to side aspect, radiator, door leading to:

LOUNGE

17' max x 14'7 max (5.18m max x 4.45m max)

Windows to front aspect, under stairs storage cupboard, two radiators, double doors to:

DINING ROOM

11'9 x 10' (3.58m x 3.05m)

Patio door to rear aspect, radiator.

KITCHEN

9'11 x 8'10 (3.02m x 2.69m)

Comprising a range of eye sand base level units with worksurfaces over, four ring gas hob with extractor above and oven below, stainless steel inset sink with mixer tap, open plan to:

UTILITY ROOM

4'11 x 8'10 (1.50m x 2.69m)

Ample space for appliances including fridge freezer, washing machine, tumble dryer, wall mounted gas fired boiler, door to rear aspect, windows to rear and side aspects.

DOWNSTAIRS WC

Wash hand basin, window to side aspect.

FIRST FLOOR LANDING

Loft hatch.

BEDROOM

11'7 x 11'4 (3.53m x 3.45m)

Bay window to front aspect, radiator, doorway to:

EN SUITE SHOWER ROOM

Walk in shower, wash hand basin with storage below, radiator, window to side aspect.

BEDROOM

11'8 x 10'2 (3.56m x 3.10m)

Window to rear aspect, over stairs storage cupboard, radiator.

BEDROOM

10'2 x 8'11 (3.10m x 2.72m)

Window to front aspect, radiator.

BEDROOM

8'10 x 6'9 (2.69m x 2.06m)

Window to rear aspect, radiator.

BATHROOM

Panelled bath with mixer tap and shower attachment, wc, wash hand basin, part tiled walls, obscured window to side aspect.

REAR GARDEN

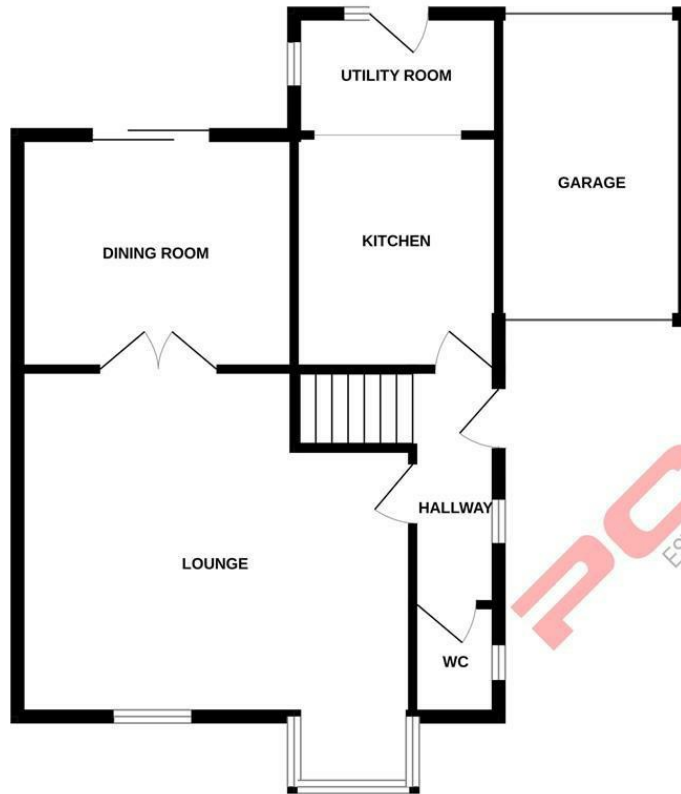
Private and enclosed family friendly garden, predominantly laid to lawn, two areas of decking proving ample space for seating and entertaining.

GARAGE

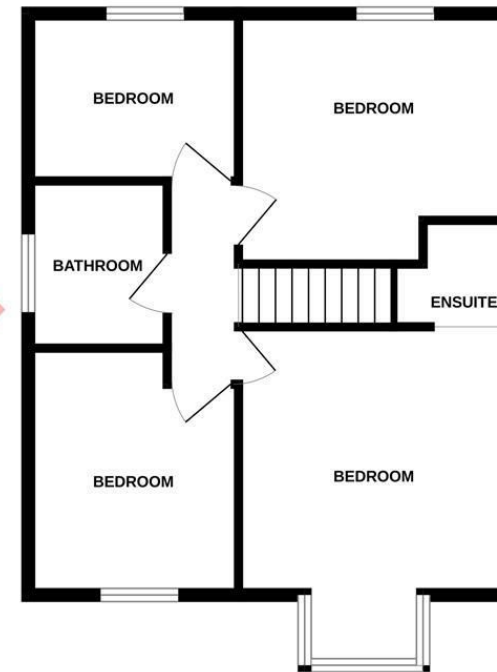
Up and over door to both front and rear aspects.



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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