



ESTATE AGENTS

**3, Kensington Close, St. Leonards-On-Sea, TN38
9TL**

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Price £339,950

PCM Estate Agents are delighted to present to the market an opportunity to acquire this DETACHED THREE BEDROOM MODERN HOME, tucked away in a quiet cul-de-sac location within this favourable region of St Leonards.

The property offers well-appointed and well-proportioned accommodation over two floors comprising an entrance hall, DOWNSTAIRS WC, LOUNGE-DINER, kitchen, CONSERVATORY, upstairs landing, MASTER BEDROOM with EN SUITE SHOWER ROOM, TWO FURTHER BEDROOMS and a family bathroom. The property also has the benefit of a GARAGE, driveway and a LOVELY ENCLOSED FAMILY FRIENDLY GARDEN.

Conveniently positioned within easy reach of popular schooling establishments and nearby amenities, there are also modern comforts including gas fired central heating and double glazing.

Please call the owners agents now to book your viewing.

DOUBLE GLAZED FRONT DOOR

Opening to:

ENTRANCE HALL

Stairs rising to upper floor accommodation, under stairs storage cupboard, radiator, doors to:

KITCHEN

8'7 x 7'3 (2.62m x 2.21m)

Fitted with a matching range of eye and base level cupboards and drawers with worksurfaces over, four ring gas hob with oven below and extractor over, inset drainer-sink unit with mixer tap, wall mounted boiler with Google NEST thermostat, space for tall fridge freezer, space and plumbing for washing machine, part tiled walls, wood laminate flooring, double glazed window to front aspect.

LOUNGE

15'4 x 11'7 (4.67m x 3.53m)

Television point, radiator, fireplace, double glazed French doors with windows either side facing the rear elevation and opening to the conservatory, open plan to:

DINING ROOM

8'9 x 6'9 (2.67m x 2.06m)

Radiator, double glazed window to side aspect.

CONSERVATORY

10'1 x 9'5 (3.07m x 2.87m)

Part brick construction, apex polycarbonate roof, UPVC double glazed windows to both side and rear elevations having lovely views onto the garden, double glazed French doors to side opening to the garden, radiator, tiled flooring.

DOWNSTAIRS WC

Low level wc, pedestal wash hand basin, radiator, wall mounted consumer unit for the electrics, double glazed window with obscured glass to side aspect.

FIRST FLOOR LANDING

Double glazed window to side aspect, loft hatch providing access to loft space, leading to:

BEDROOM

13'3 x 11'3 (4.04m x 3.43m)

Radiator, Ikea wardrobes (included), double glazed window to front aspect, door to:

EN SUITE SHOWER ROOM

Walk in shower enclosure, vanity enclosed wash hand basin, dual flush low level wc, tiled walls, heated ladder style towel rail, shaver point, double glazed window with obscured glass to side aspect.

BEDROOM

9'11 x 8'7 (3.02m x 2.62m)

Radiator, Ikea wardrobe (included) double glazed window to rear aspect with views onto the garden.

BEDROOM

9'5 x 8'2 (2.87m x 2.49m)

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

BATHROOM

P shaped panelled bath with Victorian style mixer tap and shower attachment, dual flush low level wc, vanity enclosed wash hand basin with mixer tap, heated towel rail, tiled walls, double glazed window with obscured glass to side aspect.

OUTSIDE - FRONT

Lawned front garden, driveway providing off road parking.

ATTACHED GARAGE

17'5 max x 9'4 (5.31m max x 2.84m)

Up and over door, power and light, personal door to rear garden.

REAR GARDEN

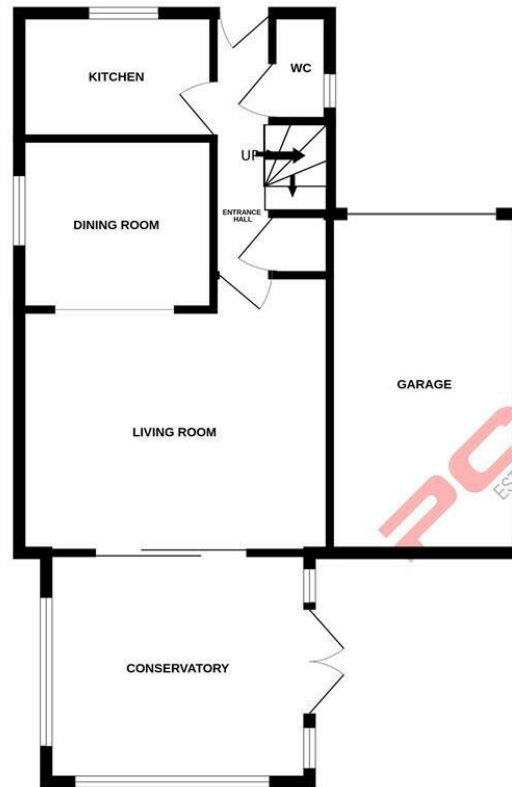
Beautifully landscaped with stone & decked patio area, lawned area, plants and shrubs, fenced boundaries.



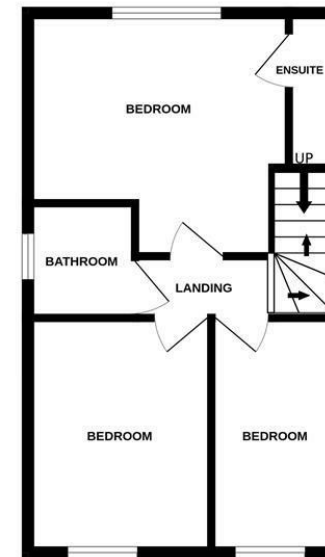




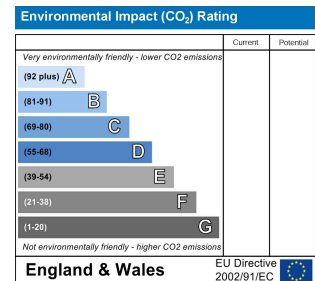
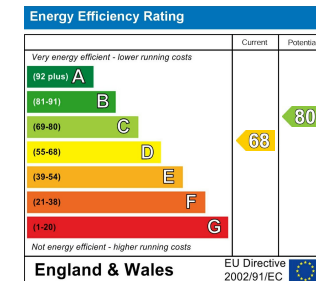
GROUND FLOOR



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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