



ESTATE AGENTS

**12b, Drapers Way, St. Leonards-On-Sea, TN38
0XD**

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Price £350,000

Tucked away towards the end of this quiet cul-de-sac is this **THREE BEDROOM DETACHED HOUSE** with **DOUBLE GARAGE** occupying a **GENEROUS PLOT** with **LARGE PRIVATE AND SECLUDED GARDENS**.

The property boasts **SPACIOUS ACCOMODATION** throughout comprising an entrance hallway, lounge, **SEPARATE KITCHEN-BREAKFAST ROOM**, **DOWNSTAIRS WC**, first floor landing, **THREE BEDROOMS** and a family bathroom. Externally the property boasts **OFF ROAD PARKING** for multiple vehicles and a **DETACHED DOUBLE GARAGE**, whilst to the rear is a **LARGE REAR GARDEN** which is **PRIVATE AND SECLUDED** and features a range of mature shrubs, plants and trees with multiple seating areas ideal for seating and entertaining.

Located towards the end of this quiet cul-de-sac within close proximity to the Silverhill region of St Leonards, whilst also being within easy reach of central St Leonards and the seafront. Please call now to arrange your immediate viewing to avoid disappointment.

PRIVATE FRONT DOOR

Leading to:

ENTRANCE HALL

Split level with stairs to first floor accommodation, under stairs storage cupboard, door to:

LOUNGE

16'1 x 11'9 (4.90m x 3.58m)

Double doors to rear aspect leading onto the garden, window to rear aspect, radiators.

KITCHEN-DINER

15'8 x 9'5 (4.78m x 2.87m)

Comprising a range of eye and base level units with worksurfaces over, five ring gas hob with extractor above, integrated oven, integrated microwave, integrated washing machine, integrated dishwasher, space for American style fridge freezer, space for breakfast table and chairs, inset sink with mixer tap, double glazed window to front aspect, part tiled walls.

DOWNSTAIRS WC

Wash hand basin, wc, obscured window to side aspect, radiator.

FIRST FLOOR LANDING

Split level with airing cupboard, window to side aspect, radiator.

BEDROOM

13'5 x 9'8 (4.09m x 2.95m)

His and hers built in wardrobes, separate storage cupboard, loft hatch, double glazed window to front aspect, radiator.

BEDROOM

11'9 x 9'9 (3.58m x 2.97m)

Double glazed window to rear aspect enjoying a pleasant outlook over the garden, radiator.

BEDROOM

11'10 x 6' (3.61m x 1.83m)

Double glazed window to rear aspect overlooking the garden, radiator.

REAR GARDEN

A particular feature of the property is its large rear garden extending to approximately 120ft, private and secluded benefitting from a range of mature shrubs, plants and trees, there are two separate patio areas ideal for seating and entertaining and a large lean to at the back of the garage for storage, and to the side is an additional storage shed and side access to the front of the property.

OUTSIDE - FRONT

Area of garden, driveway providing off road parking for multiple vehicles leading to:

DOUBLE GARAGE

17'4 x 17' (5.28m x 5.18m)

Two up and over doors, windows to rear aspect, power and lighting.

Council Tax Band: D



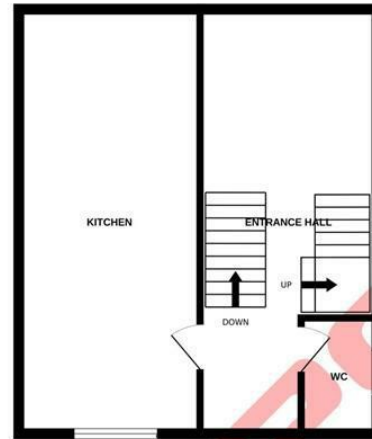




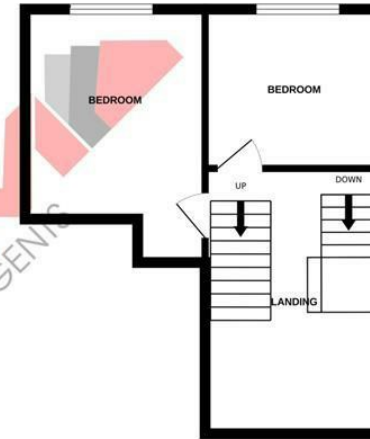
GROUND FLOOR



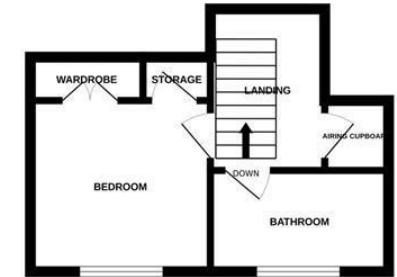
ENTRANCE FLOOR



1ST FLOOR



2ND 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D	67	
(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		

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.