



ESTATE AGENTS

**34, Downey Close, St. Leonards-On-Sea, TN37 7LJ**

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**Price £400,000**



PCM Estate Agents are delighted to present to the market an opportunity to acquire this exceptionally well-proportioned and BEAUTIFULLY PRESENTED FIVE BEDROOM, TWO BATHROOM, SEMI-DETACHED MODERN TOWNHOUSE. Positioned in a sought-after region of St Leonards, in a quiet location with outstanding PANORAMIC VIEWS over Hastings and St Leonards, out to sea and including views of Beachy Head.

Offering spacious accommodation arranged over three floors comprising a vestibule leading to hallway, 16ft KITCHEN-DINING ROOM with access and outlook onto the LANDSCAPED GARDEN, separate UTILITY ROOM, DOWNSTAIRS WC and a BEDROOM. To the first floor there is a 17ft LOUNGE with INCREDIBLE VIEWS over the town and out to sea and a MASTER BEDROOM with EN SUITE and WALK-IN-WARDROBE, whilst to the second floor there are THREE FURTHER BEDROOMS and a family bathroom. The property enjoys modern comforts including gas fired central heating and double glazing. There is ALLOCATED PARKING for TWO VEHICLES to the front of the property and there is also first come first served visitor parking.

This property is conveniently positioned within easy reach of popular schooling establishments and nearby local amenities.

Viewing comes highly recommended, please call PCM Estate Agents now to avoid disappointment.

#### **UPVC WOOD EFFECT DOOR**

With diamond glass feature leading to:

#### **ENTRANCE HALL**

6' x 5'2 (1.83m x 1.57m)

Tiled flooring, radiator, wooden door to:

#### **HALLWAY**

18'10 x 5'2 (5.74m x 1.57m)

Frosted double glazed window to side aspect, radiator, laminate flooring, leading to:

#### **BEDROOM**

11'2 x 11' (3.40m x 3.35m)

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

#### **UTILITY ROOM**

8'10 x 5'9 (2.69m x 1.75m)

Space and plumbing for washing machine, space for tumble dryer, fitted cupboards, extractor fan, inset sink, worksurface, radiator, laminate flooring, cupboard housing wall mounted boiler and consumer unit.

#### **SEPARATE WC**

5' x 4'1 (1.52m x 1.24m)

Vinyl flooring, heated towel rail, inset sink with tiled splashbacks, extractor fan, wc.

#### **KITCHEN-DINER**

16'9 x 11'3 (5.11m x 3.43m)

Accessed via double wooden doors with glass inserts. Laminate flooring, radiator, eye and base level cupboards, built in electric oven with induction hob and extractor over, built in fridge freezer, built in dishwasher, sink, large larder cupboard (7'4 x 4'11), space for dining table and chairs, double glazed windows to rear aspect and double glazed French doors opening to the decked garden.

#### **FIRST FLOOR LANDING**

Wall mounted digital thermostat, double glazed frosted window to side aspect, radiator.

#### **LOUNGE**

17'1 x 14'8 (5.21m x 4.47m)

Double glazed bay window to front aspect and further double glazed window to front aspect both having views over St Leonards to the sea, radiator.

#### **MASTER BEDROOM**

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

Radiator, walk in wardrobe, double glazed window overlooking the garden, door to:

#### **EN SUITE**

8'11 x 4'11 (2.72m x 1.50m)

Double walk in shower with tiled surround, vanity unit with inset sink and tiled splashback, wc, extractor fan, inset spotlights, vinyl flooring, heated towel rail, double glazed frosted window to rear aspect.

#### **SECOND FLOOR LANDING**

Radiator, storage cupboard.

#### **BEDROOM**

19'10 max x 10'2 max (6.05m max x 3.10m max )

Radiator, recessed space for wardrobe, double glazed window to rear aspect having a green outlook over the garden.

#### **BEDROOM**

14'4 x 7'5 (4.37m x 2.26m)

Radiator, double glazed window to front aspect with far reaching views over the town and to the sea.

#### **BEDROOM**

17'7 x 9'3 (5.36m x 2.82m)

Radiator, double glazed window to front aspect with far reaching views to the sea and over the town.

#### **FAMILY BATHROOM**

9'10 max x 6'8 max (3.00m max x 2.03m max )

Panelled bath with tiled surround, wc, vanity unit with inset sink and mirrored cupboard over, corner shower unit with tiled surround, heated towel rail, vinyl flooring, inset spotlights, double glazed frosted window to rear aspect.

#### **OUTSIDE - FRONT**

Two allocated parking spaces., area of lawn.

#### **REAR GARDEN**

Decked area with steps up to a further decked area, enjoying a woodland outlook.

Council Tax Band: D







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>		93
(81-91) <b>B</b>	86	
(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 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		