



ESTATE AGENTS

**36, Sandwich Drive, St. Leonards-On-Sea, TN38
0XJ**

Web: www.pcmestateagents.co.uk
Tel: 01424 839111

Price £319,950

PCM Estate Agents are delighted to present to the market this exceptionally well-presented and well-proportioned **THREE BEDROOM SEMI-DETACHED FAMILY HOME**, positioned in a quiet location within this favourable region of West St Leonards, with **OFF ROAD PARKING** and a **LANDSCAPED FAMILY FRIENDLY REAR GARDEN**.

Inside, you are greeted by a welcoming entrance hall, from here you can access the 17ft **LOUNGE-DINING ROOM** in addition to the separate **MODERN KITCHEN**, whilst upstairs the landing provides access to **THREE COMFORTABLE BEDROOMS**, two of which are dual aspect, and a lovely modern family bathroom. The property has a **PLEASANT BACKDROP** from the rear facing accommodation and the garden itself. Modern comforts include gas central heating and double glazing, with the double glazing having been replaced within the last few years, with the exception of the sliding patio door to the lounge-diner.

Positioned within easy reach of popular schooling establishments and amenities within the area. This exceptionally well-presented and **ATTRACTIVE FAMILY HOME** must be viewed to fully appreciate the convenient position and accommodation on offer.

Please call the owners agents now to book your viewing.

DOUBLE GLAZED FRONT DOOR

Opening into:

INVITING ENTRANCE HALL

Stairs rising to upper floor accommodation, radiator, coving to ceiling, wood effect LVT flooring, feature wood panelled walls, archway through to the kitchen and door leading to:

LOUNGE-DINING ROOM

17'5 x 15'2 (5.31m x 4.62m)

Continuation of the wood effect LVT flooring, under stairs storage cupboard, coving to ceiling, two radiators, feature electric fire and recess for the television, double glazed sliding patio doors and window to rear aspect, providing a pleasant outlook and access onto the garden.

KITCHEN

11'4 x 8' (3.45m x 2.44m)

Fitted with a matching range of eye and base level cupboards and drawers with worksurfaces over, tiled splashbacks, continuation of the wood effect LVT

flooring, wall mounted boiler, four ring electric hob with oven below and cooker hood over, inset one & ½ bowl drainer-sink unit with mixer tap, space and plumbing for washing machine, integrated tall fridge freezer, ample storage, coving to ceiling, double glazed window to front aspect.

FIRST FLOOR LANDING

Wood panelling on ascent, coving to ceiling, partially wood panelled walls, loft hatch providing access to loft space, airing cupboard housing the immersion heater and offering additional storage space, doors to:

BEDROOM

10'6 x 9'7 (3.20m x 2.92m)

Measurement excludes door recess, built in wardrobe, coving to ceiling, radiator, dual aspect room with double glazed window to side and rear aspects, with the rear offering lovely views over St Leonards.

BEDROOM

12'8 x 9'3 (3.86m x 2.82m)

Coving to ceiling, radiator, dual aspect with double glazed windows to side and front elevations.

BEDROOM

7'5 x 6'6 (2.26m x 1.98m)

Radiator, coving to ceiling, double glazed window to rear aspect with lovely views extending over the garden and far reaching views over St Leonards.

BATHROOM

Bath with mixer tap and electric shower over having rain style shower head and hand-held shower attachment, dual flush low level wc, pedestal wash hand basin with chrome mixer tap, part tiled walls, tile effect vinyl flooring, heated towel rail, double glazed opaque glass window to front aspect.

REAR GARDEN

Landscaped and sympathetically terraced, with a large stone patio abutting the property, offering ample outdoor space to eat al-fresco, entertain or have a quiet moment whilst enjoying the pleasant backdrop. There are a few steps down onto an additional patio with sections of lawn either side, with the remaining terrace being laid to lawn with two wooden sheds. There are fenced boundaries, gated side access, electric awning and an outside water tap.

OUTSIDE - FRONT

Central path leading to the front door, section of lawn, stone area, outside lighting and a driveway providing off road parking for two vehicles.

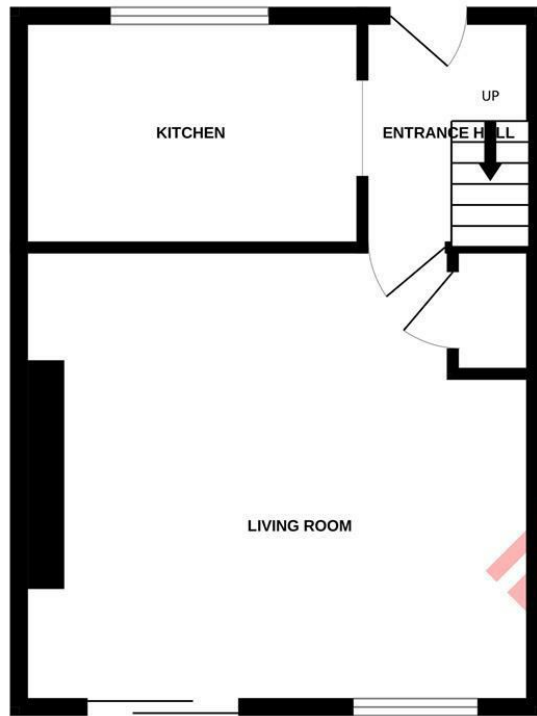
Council Tax Band: C



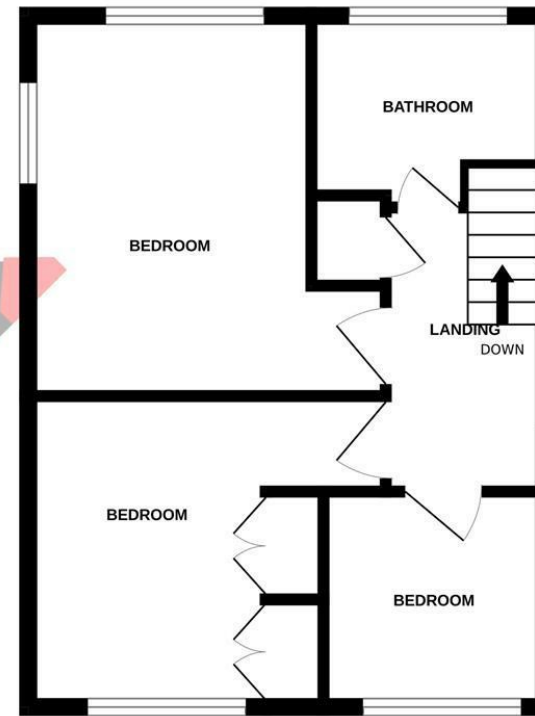




GROUND FLOOR



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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C	72	
(55-68) D		
(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.