

ESTATE AGENTS

**35, Inglewood Gardens, St. Leonards-On-Sea, TN38 9SA**

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**Offers In Excess Of £225,000**



PCM Estate Agents are delighted to offer to the market this TWO BEDROOM MID-TERRACED HOUSE with a GARAGE located in a block, located in this highly sought-after and quiet cul-de-sac within St Leonards.

The property is considered an IDEAL FAMILY HOME and offers accommodation comprising an entrance porch, lounge, SEPARATE KITCHEN, CONSERVATORY, first floor landing, TWO BEDROOMS and a SHOWER ROOM. Externally the property offers a REAR GARDEN and a GARAGE located in a block close by.

Situated within easy reach of a range of local schooling facilities and is considered an IDEAL FIRST TIME PURCHASE or buy-to-let investment. Please call now to arrange your immediate viewing to avoid disappointment.

### **DOUBLE GLAZED FRONT DOOR**

Opening to:

### **PORCH**

Tiled flooring, wall mounted consumer unit for electrics, further door opening to:

### **LIVING ROOM**

14'4 x 13'6 (4.37m x 4.11m)

Coving to ceiling, dado rail, double radiator, single radiator, under stairs storage cupboard, wood laminate flooring, stairs rising to upper floor accommodation, double glazed window to front aspect, door to:

### **KITCHEN-DINER**

13'8 x 8'4 (4.17m x 2.54m)

Fitted with a matching range of eye and base level cupboards and drawers with worksurfaces over, space for gas cooker, inset resin drainer-sink with mixer tap, space and plumbing for washing machine and dishwasher, space for tall fridge freezer, ample space for dining table, double radiator, wood laminate flooring, part tiled walls, coving to ceiling, wooden framed single glazed window to rear aspect, double glazed door with pattern glass to rear aspect opening into:

### **CONSERVATORY**

9'7 x 8' (2.92m x 2.44m)

Part brick construction with double glazed pattern glass windows to both side

elevations, double glazed sliding patio doors to rear aspect, tiled flooring, pleasant outlook and access onto the garden.

### **FIRST FLOOR LANDING**

Loft hatch providing access to loft space, airing cupboard.

### **BEDROOM**

11'8 x 10'5 (3.56m x 3.18m)

Built in double wardrobe, double radiator, two double glazed windows to front aspect.

### **BEDROOM**

11'2 x 7'6 (3.40m x 2.29m)

Radiator, double glazed window to rear aspect.

### **SHOWER ROOM**

Dual flush low level wc, pedestal wash hand basin, corner walk in shower with chrome shower fixing, waterfall style shower head and hand-held shower attachment, part tiled walls, part aquaborded walls, tiled flooring, double glazed pattern glass window to rear aspect.

### **REART GARDEN**

Terraced and low-maintenance with gated rear access, fenced boundaries, area of patio.

### **OUTSIDE - FRONT**

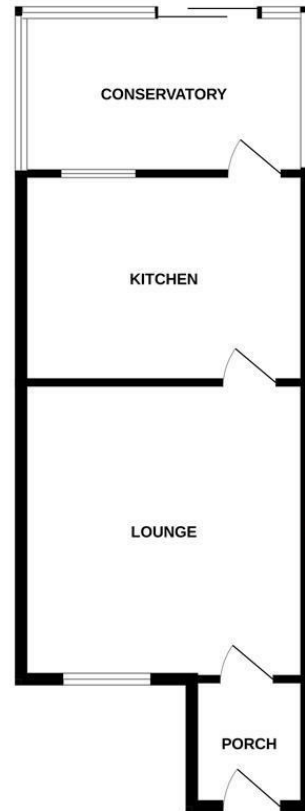
Low-maintenance front garden with steps down to the front door, outside light.

### **GARAGE**

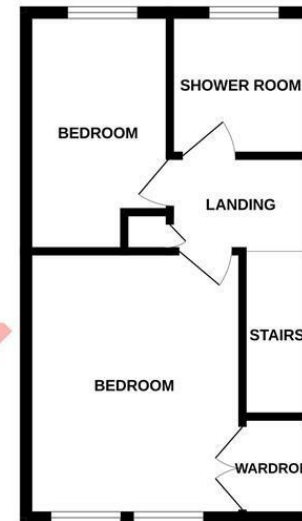
Located in block close by.



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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