



**10, Alder Close, St. Leonards-on-sea, TN37 7LU**

Web: [www.pcmestateagents.co.uk](http://www.pcmestateagents.co.uk)  
Tel: 01424 839111

**Offers In The Region Of £245,000**



PCM Estate Agents are delighted to present to the market an opportunity to secure this MODERN TWO BEDROOM TERRACED HOUSE, tucked away in this quiet cul de sac location within the FAVOURABLE REGION OF LITTLE RIDGE in St Leonards On Sea.

The property has ALLOCATED PARKING and an enclosed rear garden. There are modern comforts including gas fired central heating and double glazing. The accommodation is arranged over two floors comprising entrance hall, LOUNGE/DINING ROOM, MODERN KITCHEN, upstairs landing, TWO BEDROOMS and a bathroom.

Conveniently positioned within easy reach of amenities including popular schooling establishments, bus routes and the Conquest Hospital.

Viewing comes highly recommended, please call the owners agents now to book your viewing.

#### **DOUBLE GLAZED DOOR**

Opening to:

#### **ENTRANCE HALL**

Staircase rising to upper floor accommodation, dado rail. Door to:

#### **LOUNGE/DINING ROOM**

15' max x 13'2 narrowing to 10'2 (4.57m max x 4.01m narrowing to 3.10m)  
Wood laminate flooring, coved ceiling, television point, radiator, ample space for dining table, double glazed window to front aspect. Door to:

#### **KITCHEN**

13'1 max x 8'4 (3.99m max x 2.54m)  
Fitted with a range of matching eye and base level cupboards and drawers with work surfaces over, tiled splashbacks, Belling electric hob with oven below, inset 1 1/2 bowl drainer sink unit with mixer tap, space and plumbing for washing machine, space for tall fridge/freezer, radiator, wood laminate flooring, ample practical storage space, wall mounted boiler, double glazed window and door opening to rear aspect with views and access to garden.

#### **LANDING**

Loft hatch.

#### **BEDROOM ONE**

13'10 narrowing to 10'1 x 12'6 (4.22m narrowing to 3.07m x 3.81m)  
Wood laminate flooring, radiator, built in storage cupboard, double glazed window to front aspect.

#### **BEDROOM TWO**

10'6 x 6'6 (3.20m x 1.98m)  
Radiator, double glazed window to front aspect.

#### **BATHROOM**

Panelled bath with mixer tap and shower attachment, pedestal wash hand basin, dual flush low level wc, partially Aquaboarded walls, radiator, wood laminate flooring, double glazed obscure glass window to rear aspect.

#### **FRONT GARDEN**

Level front garden, external storage cupboard, canopied wooden bin store.

#### **ALLOCATED PARKING SPACE**

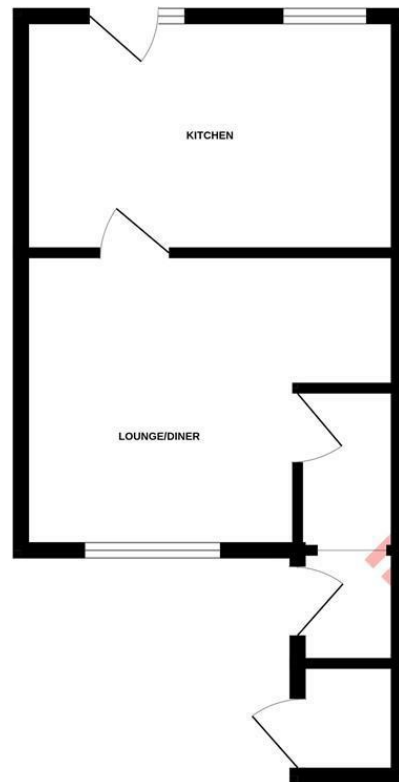
Located to the front of the property.

#### **REAR GARDEN**

Patio abutting the property with a few steps up to a section of lawn, fenced boundaries, backing onto a small area of woodland. Garden offers ample outdoor space to eat alfresco or for children to play.



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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