



ESTATE AGENTS

2, Wingate Close, St. Leonards-On-Sea, TN38 0SD

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Price £365,000

PCM Estate Agents are delighted to present to the market an exciting opportunity to acquire this GEORGIAN STYLE THREE BEDROOM SEMI-DETACHED FAMILY HOME tucked away in a desirable and quiet cul-de-sac location with OFF ROAD PARKING, GARAGE and a BEAUTIFULLY LANDSCAPED REAR GARDEN.

Inside you are greeted by a welcoming entrance hall where you can access the DOWNSTAIRS WC, BOW FRONTED LOUNGE, inviting kitchen that leads seamlessly to the DINING ROOM and in turn a CONSERVATORY. In addition, there is a side lobby which provides access to the GARAGE and offers a UTILITY SPACE. Upstairs, the landing provides access to THREE COMFORTABLE SIZED BEDROOMS and a family bathroom. This FAMILY HOME offers modern comforts including gas fired central heating, double glazing and is exceptionally well-presented throughout.

Conveniently positioned in this sought-after region of St Leonards, within easy reach of a number of popular schooling establishments and nearby local amenities. Viewing comes highly recommended, please call the owners agents now to arrange your appointment.

DOUBLE GLAZED FRONT DOOR

Opening to:

ENTRANCE HALL

Stairs rising to upper floor accommodation, wood laminate flooring under stairs storage cupboard, wall mounted thermostat control for gas fired central heating, dado rail, telephone point, radiator, double glazed window to side aspect, doors to:

DOWNSTAIRS WC

Dual flush low level wc, part tiled walls, vanity enclosed wash hand basin with mixer tap, double glazed window with obscured glass to side aspect.

LOUNGE

16'1 x 12'4 (4.90m x 3.76m)

Double glazed bow window to front aspect, wood laminate flooring, fireplace with inset gas fire, double opening doors to:

DINING ROOM

10'1 x 9'1 (3.07m x 2.77m)

Wood laminate flooring, radiator, coving to ceiling, double glazed sliding patio doors to conservatory, archway to:

KITCHEN

10' x 8'4 (3.05m x 2.54m)

Part tiled walls, tiled flooring, built with a matching range of eye and base level cupboards and drawers with worksurfaces over and matching upstands, electric hob with fitted cooker hood over, electric fan assisted oven, inset drainer-sink unit with mixer tap, space and plumbing for slimline dishwasher, space for tall fridge freezer, wall mounted boiler, double glazed window to rear aspect with views onto the garden, double glazed door to side aspect opening onto the side lobby.

CONSERVATORY

8'5 x 8'4 (2.57m x 2.54m)

UPVC construction with apex polycarbonate roof and views onto the garden, double glazed French doors to garden, radiator, tiled flooring, power points and light.

SIDE LOBBY

Double glazed door to front aspect opening to the driveway, double glazed door to garden, double glazed window to side.

UTILITY ROOM

8'2 x 5'5 (2.49m x 1.65m)

Space and plumbing for washing machine and tumble dryer, inset sink, tiled flooring, double glazed window to rear aspect with views onto the garden.

FIRST FLOOR LANDING

Loft hatch providing access to loft space, dado rail, double glazed window to side aspect, storage cupboard.

BEDROOM

13'4 x 12'3 (4.06m x 3.73m)

Fitted wardrobes with mirrored sliding doors, wood laminate flooring, coving to ceiling, radiator, double glazed windows with frosted glass and double glazed door to front aspect having pleasant views onto the street, door providing access to:

BALCONY

Ample space for bistro style table and chairs, metal balustrade for safety.

BEDROOM

12'2 x 9'5 (3.71m x 2.87m)

Built in double wardrobe, coving to ceiling, wood laminate flooring, double radiator, double glazed window to rear aspect with lovely views onto the garden and far reaching views beyond.

BEDROOM

10' x 6'6 (3.05m x 1.98m)

Measurement excludes door recess. Storage cupboard/ wardrobe over the stairs, radiator, coving to ceiling, double glazed window to front aspect with pleasant views onto the street.

SHOWER ROOM

Walk in corner shower enclosure, pedestal wash hand basin, dual flush low level wc, ladder heated towel rail, tiled flooring, double glazed window with obscured glass to rear aspect.

OUTSIDE - FRONT

Driveway providing off road parking, lawned front garden, planted borders, outside lighting and power point.

GARAGE

16'5 x 8'4 (5.00m x 2.54m)

Power and light, electric up and over door, double glazed door to side lobby.

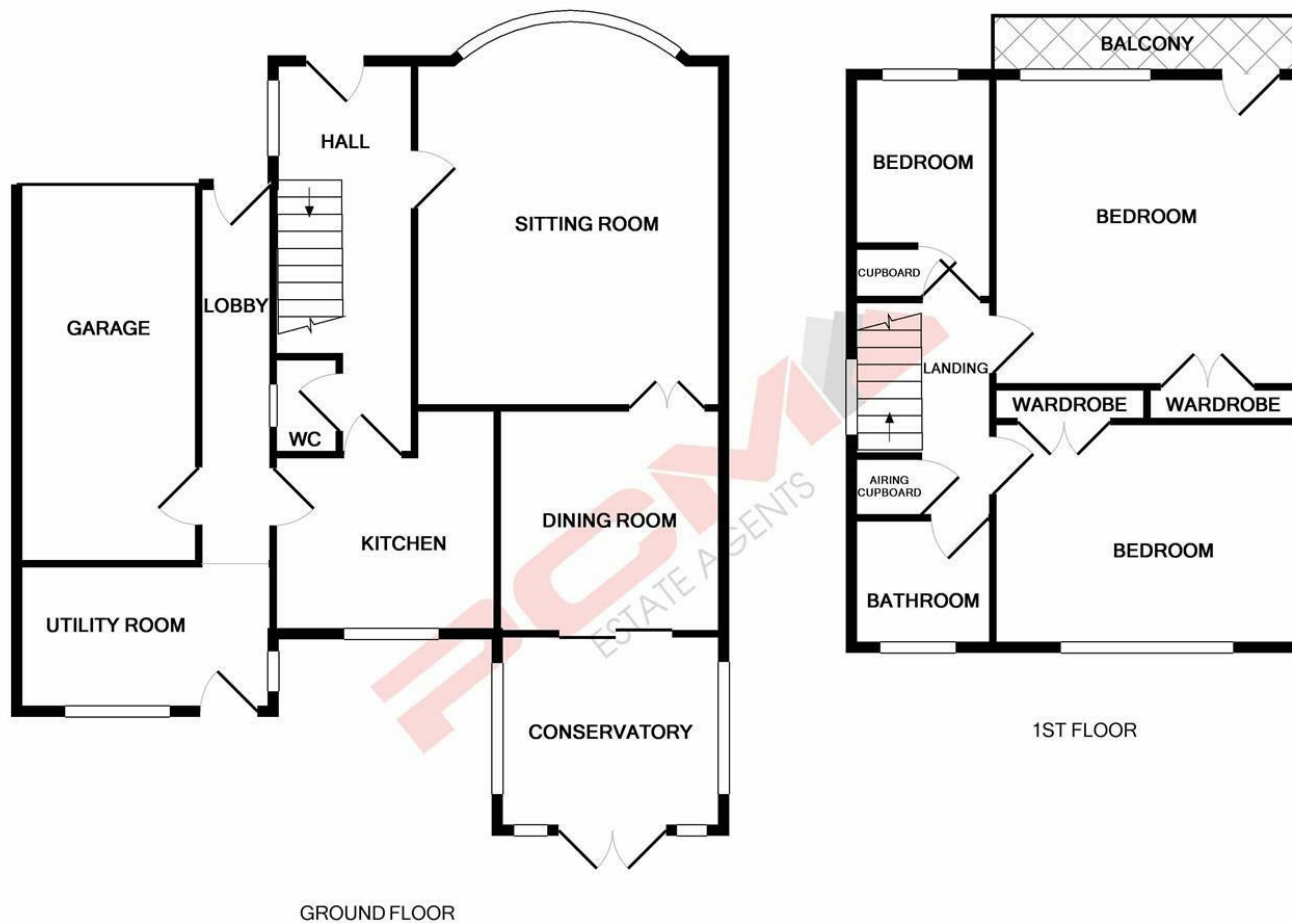
REAR GARDEN

Beautifully landscaped and private with a stone patio abutting the property, established planted borders, fenced and walled boundaries, enjoying a lovely leafy backdrop and plenty of afternoon/ evening sunshine, outside water tap, external power points.









Whilst every attempt has been made to ensure the accuracy of the floor plan 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		85
(81-91) B		
(69-80) C		
(55-68) D	66	
(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.