



ESTATE AGENTS

4, Lydd Close, St. Leonards-On-Sea, TN38 9AD

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

Offers In Excess Of £330,000

PCM Estate Agents welcome to the market an exciting opportunity to acquire this MODERN THREE STOREY, FOUR BEDROOM, TOWNHOUSE, with a two car DRIVEWAY, an INTEGRAL GARAGE and a lovely LOW-MAINTENANCE LANDSCAPED GARDEN. Conveniently located in this quiet cul-de-sac location within this favourable region of St Leonards, close to popular schooling establishments and nearby local amenities.

Accommodation is adaptable and comprises a welcoming entrance hall with access to a CLOAKROOM, KITCHEN-DINING ROOM with garden access, first floor landing with spacious living room, MASTER BEDROOM with EN-SUITE shower room, and to the second floor there are THREE FURTHER BEDROOMS and a family bathroom. Benefits include gas fired central heating and double glazing.

Viewing comes highly recommended for anyone seeking an ADAPTABLE MODERN HOME in a SUPERB CONVENIENT LOCATION. Please call the owners agents now to book your viewing.

DOUBLE GLAZED FRONT DOOR

Opening into:

WELCOMING ENTRANCE HALL

Wood laminate flooring, under stairs storage cupboard, stairs rising to the first floor accommodations, wall mounted thermostat control for gas fired central heating, radiator, door opening to:

DOWNSTAIRS WC

Low level wc, pedestal wash hand basin with chrome mixer tap and tiled splashbacks, radiator, extractor for ventilation.

KITCHEN-DINER

16'8 x 11' (5.08m x 3.35m)

Fitted with a matching range of eye and base level cupboards and drawers with worksurfaces over, four ring gas hob with double oven and grill below, fitted cooker hood, inset drainer-sink unit with mixer tap, space for appliances such as dishwasher, American style fridge freezer, combination of wood laminate flooring and tiled flooring, ample space for large dining table, radiator, combination of inset down lights and pendant lighting, part tiled walls, wall mounted cupboard concealed boiler, double glazed window and French doors to rear aspect with views and access into the garden.

FIRST FLOOR LANDING

Doors leading to:

LIVING ROOM

17'11 narrowing to 10'4 x 15'2 narrowing to 8'7 (5.46m narrowing to 3.15m x 4.62m narrowing to 2.62m)

Two radiators television point, two sets of double glazed French doors opening inwards to Juliette balconies with wrought iron safety balustrades.

MASTER BEDROOM

13'3 x 11'8 (4.04m x 3.56m)

Radiator, double glazed window to rear aspect with views onto the garden, door to:

EN-SUITE

Large walk-in shower enclosure with built in shower, dual flush low level wc, pedestal wash hand basin with mixer tap, heated towel rail, part tiled walls, inset recessed down lights, shaver point, double glazed obscured glass window to rear aspect.

SECOND FLOOR LANDING

Airing cupboard housing immersion heater, doors to:

BEDROOM

13'7 x 9'2 (4.14m x 2.79m)

Radiator, double glazed window to front aspect.

BEDROOM

12'8 into face of wardrobe x 10'5 (3.86m into face of wardrobe x 3.18m)

Radiator, double glazed window to rear aspect.

BEDROOM

10'9 narrowing to 8'7 x 7'8 (3.28m narrowing to 2.62m x 2.34m)

Loft hatch, radiator, built in wardrobe, double glazed window to front aspect.

FAMILY BATHROOM

Panelled bath with mixer tap, pedestal wash hand basin with mixer tap, dual flush low level wc, heated towel rail, part tiled walls, wood laminate flooring, inset recessed down lights, double glazed window with obscured glass to rear aspect.

REAR GARDEN

Landscaped with a sandstone patio abutting the property, wooden steps up to the top section of garden which is laid with artificial lawn, retained by railway sleepers, fenced boundaries, rear gated access. Offering an ideal space to eat alfresco and entertain, with minimal upkeep required.

INTEGRAL GARAGE

17'9 x 8'8 (5.41m x 2.64m)

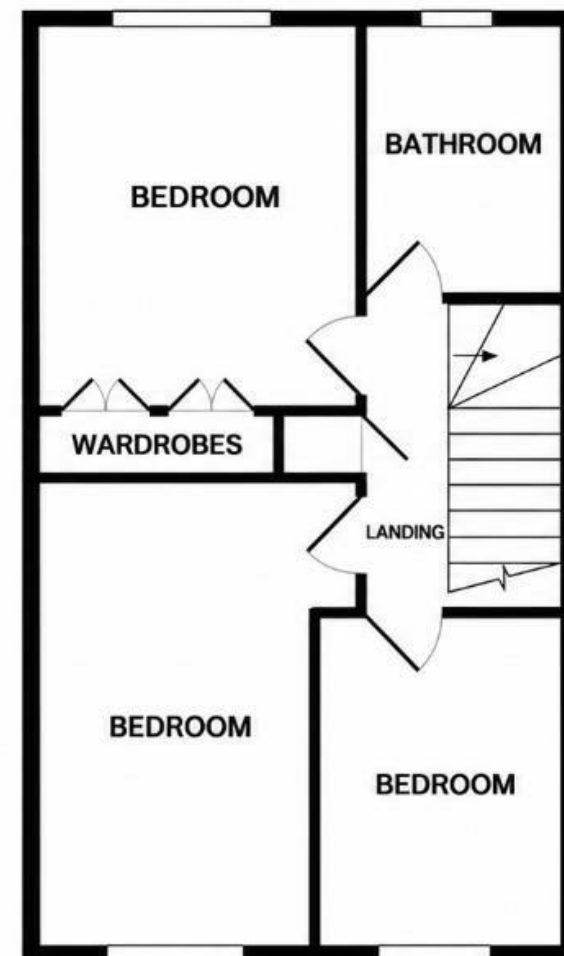
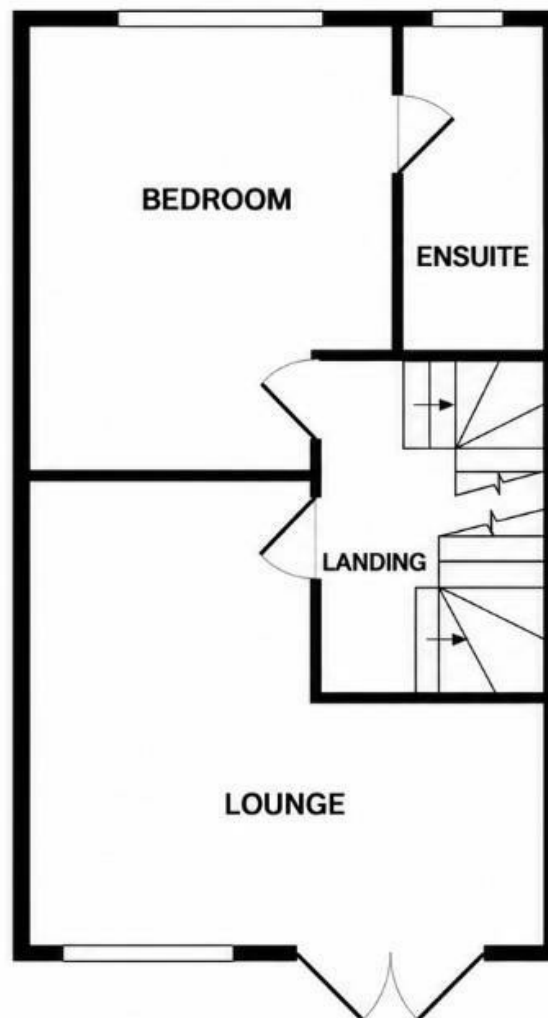
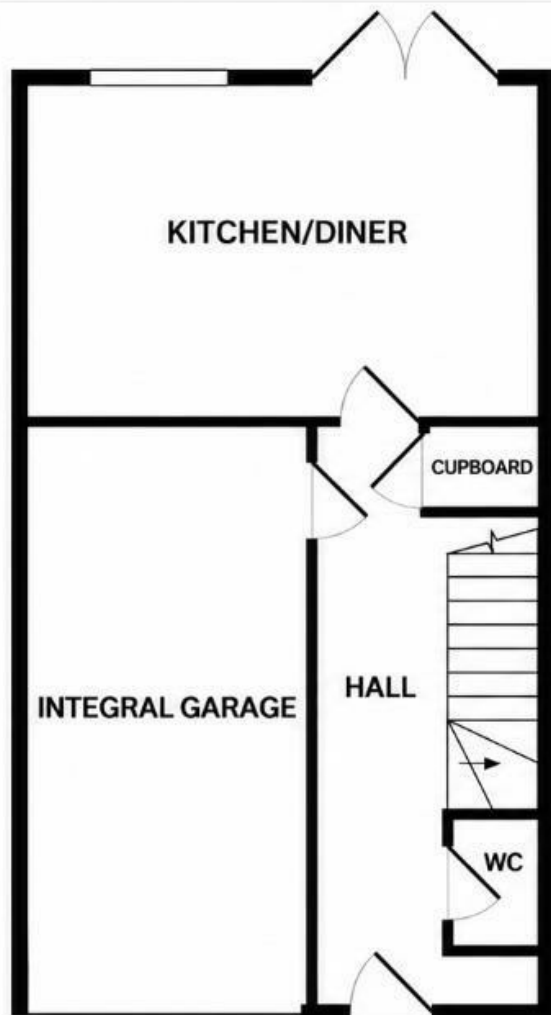
Up and over door, gas meter, wall mounted consumer unit for the electrics, utility area with space and plumbing for washing machine and tumble dryer, power and light, personal door to entrance hall.

OUTSIDE - FRONT

Two car driveway providing space for two vehicles side-by-side.

Council Tax Band: D





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.

