



32, Etchingam Drive, St. Leonards-On-Sea, TN38 9AB

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Price £325,000

PCM Estate Agents are delighted to offer an opportunity to secure this well-presented FOUR BEDROOMED, END OF TERRACED, MODERN TOWNHOUSE with OFF ROAD PARKING, GARAGE and a PRIVATE GARDEN.

Offering spacious and versatile accommodation arranged over three floors comprising an entrance hallway, 16ft MODERN KITCHEN-DINER, downstairs wc, first floor landing with GENEROUS L SHAPED LOUNGE with twin Juliette balconies plus MASTER BEDROOM with EN SUITE, whilst to the second floor are THREE FURTHER GOOD SIZED BEDROOMS and a family bathroom. Externally the property offers a PRIVATE AND SECLUDED REAR GARDEN, whilst to the front is a driveway providing OFF ROAD PARKING and leading to the aforementioned garage.

Located in this quiet cul-de-sac within St Leonards, within easy reach of local schooling facilities. The property is considered an IDEAL FAMILY HOME, please call now to arrange your immediate viewing to avoid disappointment.

PRIVATE FRONT DOOR

Leading to:

SPACIOUS ENTRANCE HALLWAY

Stairs rising to first floor accommodation, under stairs storage cupboard, wall mounted thermostat control, radiator.

KITCHEN-DINER

16'8 x 10'10 (5.08m x 3.30m)

Modern and comprising a range of eye and base level units with worksurfaces over, four ring gas hob with extractor above and oven below, stainless steel inset sink with mixer tap, integrated fridge freezer, integrated dishwasher, double glazed window to rear aspect, dining area offering ample space for dining table and chairs, radiator, double glazed double doors to rear aspect leading out to the garden.

SEPARATE WC

Dual flush wc, wash hand basin with tiled splashbacks, extractor fan, radiator.

FIRST FLOOR LANDING

Stairs rising to upper floor accommodation, radiator.

LOUNGE

16'8 max x 14'11 max (5.08m max x 4.55m max)

Spacious L shaped room with Juliette balconies having double doors to front aspect and two radiators.

BEDROOM

13'2 x 11'7 (4.01m x 3.53m)

Double glazed window to rear aspect, radiator, door to:

EN SUITE SHOWER ROOM

Walk in double shower with shower screen, dual flush wc, wash hand basin, chrome ladder style radiator, part tiled walls, tiled flooring, shaver point, double glazed obscured window to rear aspect.

SECOND FLOOR LANDING

Airing cupboard, door to:

BEDROOM

13'11 x 9'2 (4.24m x 2.79m)

Double glazed window to rear aspect, radiator.

BEDROOM

14'4 x 10'4 (4.37m x 3.15m)

Double glazed window to front aspect, radiator.

BEDROOM

11'0 x 7'3 (3.35m x 2.21m)

Double glazed window to front aspect, radiator, built in storage cupboards.

BATHROOM

Panelled bath with mixer tap and shower attachment, shower screen, dual flush wc, wash hand basin, chrome ladder style radiator, part tiled walls, tiled flooring, extractor fan, shaver point, double glazed obscured window to rear aspect.

GARAGE

Up and over door, power and lighting, additional storage units, space for tumble dryer.

REAR GARDEN

Private and secluded, mainly paved with enclosed fenced boundaries and gate providing side access.

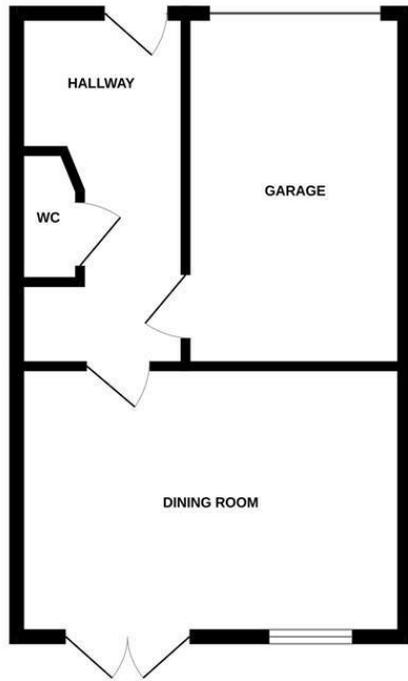
OUTSIDE - FRONT

Driveway providing off road parking.

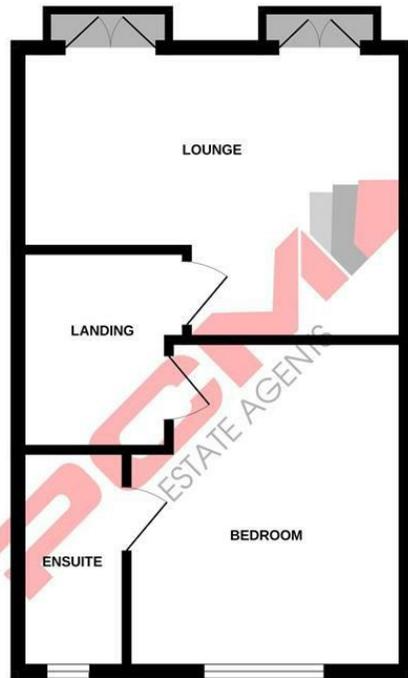
Council Tax Band: D



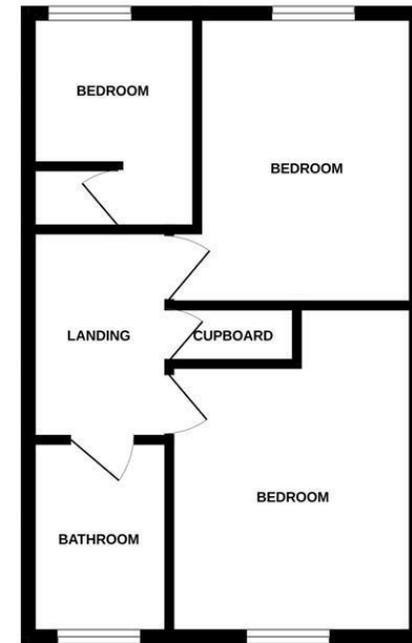
GROUND FLOOR



1ST FLOOR



2ND 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		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	80	89
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.