



PCMA
ESTATE AGENTS

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Offers In Excess Of £385,000

PCM Estate Agents are delighted to present to the market this EXTENDED FOUR/ FIVE BEDROOM SEMI-DETACHED MODERN FAMILY HOME, situated within this highly sought-after cul-de-sac in St Leonards, located within easy reach of local schools, convenient bus routes leading to Hastings town centre and the Conquest Hospital.

This SPACIOUS & VERSATILE HOME benefits from gas central heating and double glazing throughout. Downstairs, the accommodation comprises an entrance hall, LARGE OPEN PLAN LOUNGE-DINER, NEWLY FITTED KITCHEN with INTEGRATED APPLIANCES, a HOME OFFICE/ FIFTH BEDROOM and DOWNSTAIRS WC/ UTILITY ROOM. Upstairs there are FOUR WELL-PROPORTIONED BEDROOMS, a family bathroom and a NEWLY FITTED SHOWER ROOM.

Externally, the property enjoys OFF ROAD PARKING to the front for multiple vehicles, along with a well-proportioned FAMILY FRIENDLY REAR GARDEN, featuring a raised decked area and patio space, perfect for entertaining or enjoying a summer's evening.

To truly appreciate this SUPERB MODERN FAMILY HOME, please contact the owners agents now to arrange your appointment.

PRIVATE FRONT DOOR

Opening into:

ENTRANCE HALL

Frosted double glazed window to side aspect, stairs rising to the first floor landing, radiator, doors opening to:

CLOAKROOM

Dual flush low level wc, wash hand basin with storage beneath, chrome style heated towel rail, space and plumbing for washing machine and tumble dryer above, inset ceiling spotlights, frosted double glazed window to side aspect.

LOUNGE-DINER

25'9 x 11'5 narrowing to 8'3 (7.85m x 3.48m narrowing to 2.51m)

Radiator, open fireplace with tiled surround, under stairs storage cupboard, double glazed window to front aspect overlooking the front garden, dining area having ample space for table and chairs, further radiator, opening to:

KITCHEN

12'6 x 8'9 (3.81m x 2.67m)

Fitted with a range of eye and base level units, two integrated fridge freezer's, integrated dishwasher, integrated eye level electric oven with microwave above, four ring electric hob with extractor above, stainless steel sink with mixer tap, dual aspect with double glazed windows to side and rear, sliding doors opening to the rear garden.

HOME OFFICE/ BEDROOM

9'1 x 6'7 (2.77m x 2.01m)

Accessed via the dining area. LED inset ceiling spotlights, radiator, cupboard housing the wall mounted boiler, frosted double glazed door to the side aspect opening onto the driveway.

FIRST FLOOR LANDING

Wall mounted thermostat, three built in storage cupboards, access to loft via loft hatch, radiator, doors to:

BEDROOM ONE

12'5 x 9'6 (3.78m x 2.90m)

Built in wardrobe, radiator, double glazed window to front aspect.

BEDROOM TWO

9'7 x 9'3 (2.92m x 2.82m)

Built in wardrobe, radiator, double glazed window to side aspect.

BEDROOM THREE

9'4 x 6'8 (2.84m x 2.03m)

Radiator, double glazed window to rear aspect.

BEDROOM FOUR

9'4 x 5'6 (2.84m x 1.68m)

Built in wardrobe, radiator, double glazed window to front aspect.

BATHROOM

Panelled bath with mixer tap and shower attachment above, wash hand basin with double storage cupboard beneath, heated towel rail, tiled walls, frosted double glazed window to rear aspect.

SHOWER ROOM

Newly fitted walk in shower cubicle with waterfall style shower head, dual flush wc, wash hand basin with mixer tap and storage beneath, chrome style heated towel rail, extractor fan, part tiled walls, tiled flooring.

OUTSIDE - FRONT

Off road parking for multiple vehicles, access to the rear garden, good sized section of lawn with planted boundaries.

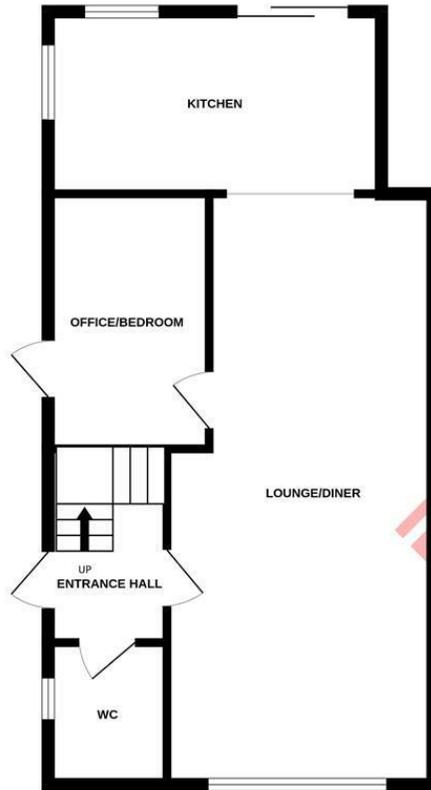
REAR GARDEN

Section of decking accessed via the kitchen with steps down to an area of artificial lawn and a patio area providing ample space for outdoor seating and entertaining, side access to the front of the property.

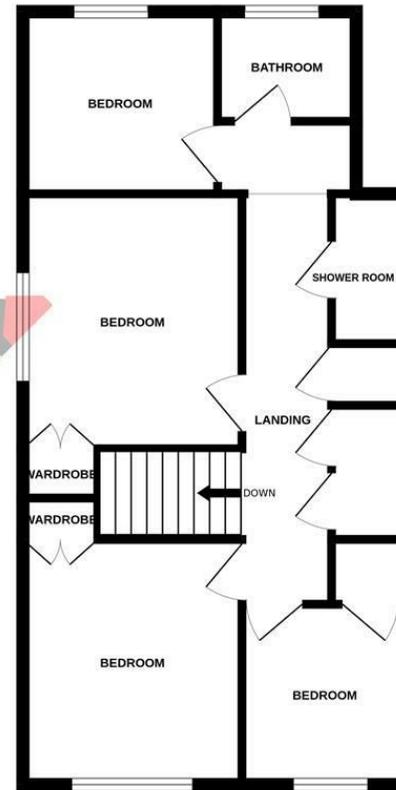
Council Tax Band: D



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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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.

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			
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	