



46, Sandwich Drive, St. Leonards-On-Sea, TN38 0XJ

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Tel: 01424 839111

Price £325,000

PCM Estate Agents are delighted to present to the market an opportunity to acquire this LINK-DETACHED THREE BEDROOM MODERN HOUSE, occupying a LARGE PLOT tucked away in a quiet position within this favourable cul-de-sac within St Leonards. The property offers modern comforts including gas central heating, double glazing, DRIVEWAY, GARAGE and a LARGE GARDEN being ideal for families.

Accommodation is arranged over two floors comprising an entrance hall, DOWNSTAIRS WC, LOUNGE-DINER, kitchen, CONSERVATORY, upstairs landing, THREE BEDROOMS and a bathroom.

Conveniently positioned within easy reach of amenities and popular schooling establishments. Please call the owners agents now to book your viewing.

DOUBLE GLAZED FRONT DOOR

Opening into:

ENTRANCE HALL

Stairs rising to upper floor accommodation, double glazed window to side aspect, radiator, wood laminate flooring, doors to:

DOWNSTAIRS WC

Low level wc, wall mounted wash hand basin, part tiled walls, double glazed window to front aspect.

LOUNGE-DINER

17'3 x 16'3 (5.26m x 4.95m)

Coving to ceiling, wood laminate flooring, television point, two radiators, under stairs storage cupboard, wooden framed window and door to rear aspect with views and access into:

CONSERVATORY

16'3 x 8' (4.95m x 2.44m)

Part brick construction, double glazed windows to both sides and the rear elevation, double glazed French doors to side providing access to the rear garden.

KITCHEN

11'4 narrowing to 9'10 (3.45m narrowing to 3.00m)

Fitted with a matching range of eye and base level cupboards and drawers with worksurfaces over, inset one & ½ bowl drainer sink with mixer tap, space for gas

cooker, part tiled walls, space and plumbing for dishwasher, space for tall fridge freezer, space and plumbing for washing machine, part tiled walls, radiator, double glazed window to front aspect.

FIRST FLOOR LANDING

Double glazed window to side aspect, doors to:

BEDROOM

13'4 x 11' (4.06m x 3.35m)

Radiator, double glazed window to rear aspect with views over St Leonards and far reaching views towards the sea and including views to Beachy Head.

BEDROOM

13'2 x 8'5 (4.01m x 2.57m)

Radiator, coving to ceiling, double glazed window to front aspect.

BEDROOM

7'9 x 7'9 (2.36m x 2.36m)

Coving to ceiling, radiator, double glazed window to rear aspect with views over St Leonards and far reaching views towards the sea and including views to Beachy Head.

BATHROOM

Panelled bath with electric shower over, low level wc, pedestal wash hand basin, tiled walls, tiled flooring, radiator, airing cupboard housing wall mounted boiler and shelving, double glazed window to with pattern glass to front aspect.

OUTSIDE- FRONT

There is a driveway located to the side and access to:

ATTACHED GARAGE

16' x 8'7 (4.88m x 2.62m)

Up and over door, double glazed door providing access to the rear garden.

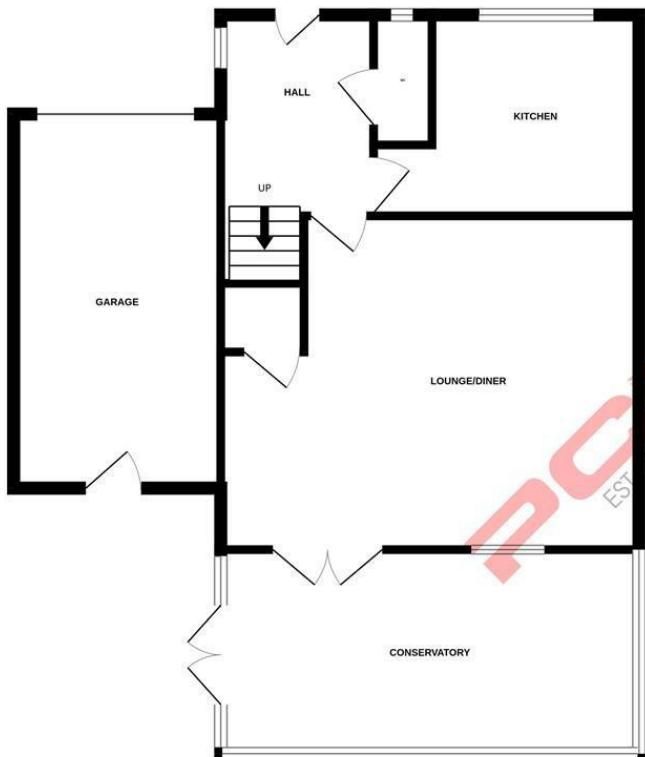
REAR GARDEN

Patio abutting the property and wrapping around the conservatory offering ample space to entertain, section of lawn, fenced boundaries, gated side access to front, further gated access to an additional area of land on a separate title, which will be incorporated within the sale.

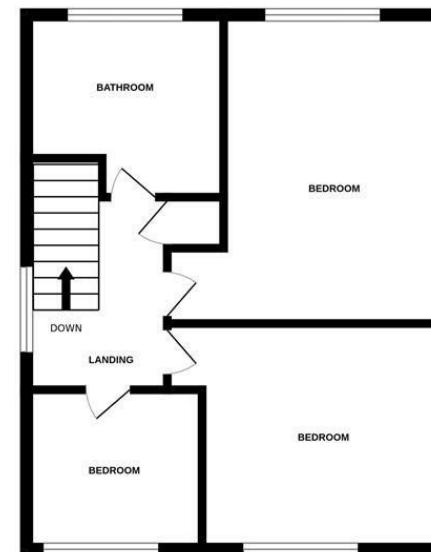
Council Tax Band: D



GROUND FLOOR
784 sq.ft. (72.8 sq.m.) approx.



1ST FLOOR
454 sq.ft. (42.1 sq.m.) approx.



TOTAL FLOOR AREA : 1237 sq.ft. (114.9 sq.m.) approx.
 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 | | | |
| EU Directive 2002/91/EC | | 82 | 69 |
| England & Wales | | | |

| 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 | | | |
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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.