



ESTATE AGENTS

19, Martingale Close, St. Leonards-On-Sea, TN37 7SW

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Offers In Excess Of £350,000

A beautifully presented and deceptively spacious FOUR BEDROOM END OF TERRACED HOUSE with OFF ROAD PARKING and GARAGE, tucked away towards the end of this sought-after and RARELY AVAILABLE quiet cul-de-sac within the Little Ridge region of St Leonards, renowned for its popular schooling facilities and the Conquest Hospital.

This MODERN HOUSE features well-presented accommodation which is thoughtfully laid out over THREE FLOORS comprising an entrance hallway, LIVING ROOM leading to a MODERN FITTED KITCHEN-BREAKFAST ROOM with breakfast bar, CONSERVATORY being ideal for a separate dining/ sitting room and a DOWNSTAIRS WC. To the first floor you will find THREE BEDROOMS in addition to a LUXURY BATHROOM SUITE, whilst to the second floor the loft has been converted to provide a GENEROUS MASTER SUITE with EN-SUITE WET ROOM.

Externally the property enjoys a PRIVATE AND SECLUDED FAMILY FRIENDLY REAR GARDEN ideal for seating and entertaining, which is adjacent to a small area of woodland/ reservoir, whilst to the front of the property is a driveway providing OFF ROAD PARKING for two vehicles in addition to a DETACHED GARAGE.

The property is considered an IDEAL FAMILY HOME, please call the owners agents now to book your immediate viewing to avoid disappointment.

PRIVATE FRONT DOOR

Leading to:

ENTRANCE HALLWAY

Stairs rising to first floor accommodation, radiator.

LOUNGE

13'9 x 12'10 (4.19m x 3.91m)

Double glazed bay window to front aspect, feature fire surround, under stairs storage cupboard, radiator, doorway to:

KITCHEN-BREAKFAST ROOM

16'2 x 9' (4.93m x 2.74m)

Beautifully presented and modern, comprising a range of eye and base level units with worksurfaces over, breakfast bar, four ring gas hob with extractor above and oven below, space for American style fridge freezer, space and plumbing for washing machine, space and plumbing for dishwasher, inset one & ½ bowl sink with mixer tap, radiator, double glazed window to rear aspect, double glazed sliding doors leading to:

CONSERVATORY

13'7 x 8'9 (4.14m x 2.67m)

Double glazed windows with fitted blinds to both side and rear aspects overlooking the garden, French doors to side aspect leading out to the garden.

DOWNSTAIRS WC

Dual flush wc, wash hand basin with tiled splashback, radiator, double glazed obscured window to front aspect.

FIRST FLOOR LANDING

Stairs rising to second floor accommodation, door to:

BEDROOM

10'5 x 9'3 (3.18m x 2.82m)

Built in under stairs storage cupboards, radiator, double glazed window to front aspect.

BEDROOM

9'7 x 8'10 (2.92m x 2.69m)

Radiator, double glazed window to rear aspect enjoying a pleasant outlook over neighbouring woodland/ reservoir.

BEDROOM

7'1 x 6'9 (2.16m x 2.06m)

Double glazed window to front aspect, radiator.

BATHROOM

7' x 5'10 (2.13m x 1.78m)

Luxury modern suite comprising a P shaped panelled bath with mixer tap and shower attachment, shower attachment and shower screen, wash hand basin with ample storage below, dual flush wc, ladder style radiator, further wall mounted storage unit, wall mounted LED mirror, extractor fan, double glazed obscured window to rear aspect.

SECOND FLOOR LANDING

Double glazed window to side aspect, door leading to:

MASTER BEDROOM

14'11 max x 10'6 max (4.55m max x 3.20m max)

Built in wardrobe, built in storage cupboard, two Velux windows to front aspect, radiator, open plan to:

EN-SUITE

Modern wet room comprising a shower, dual flush wc, chrome ladder style radiator, extractor fan, shaver point, wash hand basin, Velux window to rear aspect.

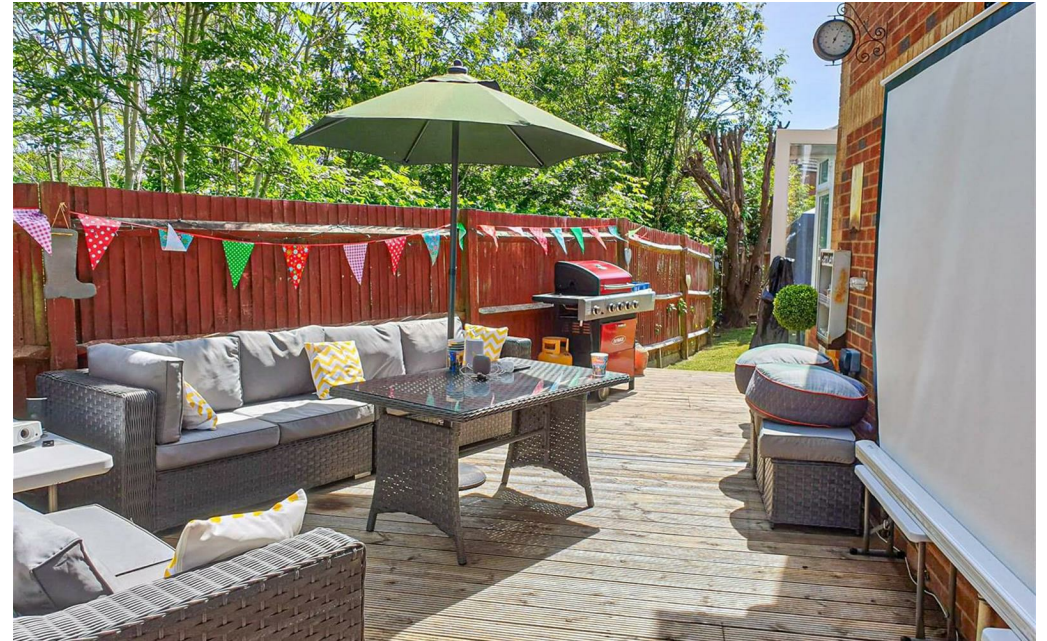
REAR GARDEN

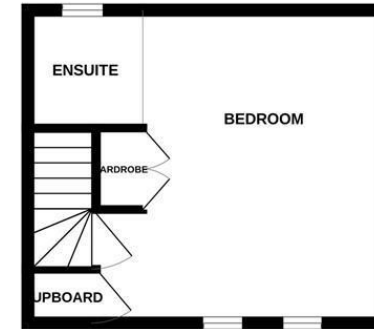
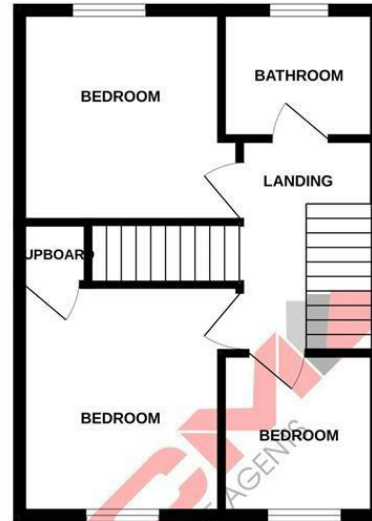
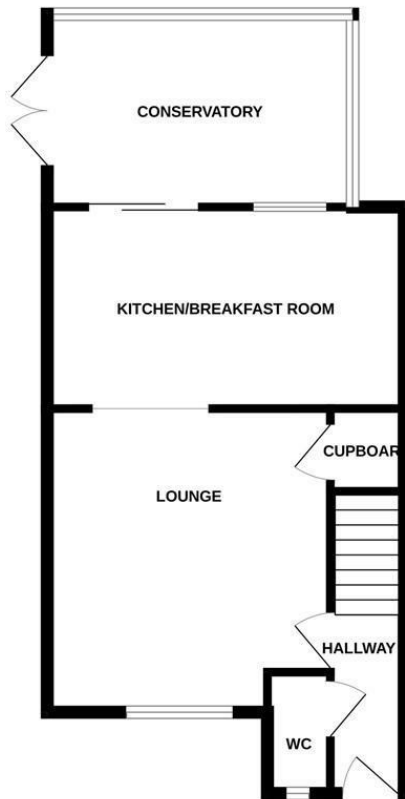
Private, secluded and family friendly, predominantly laid to lawn, area of decking providing an ideal space for seating and entertaining, enclosed fenced boundaries, side access to the front of the property.

OUTSIDE - FRONT

Driveway providing off road parking for two vehicles in addition to a detached garage.

Council Tax Band: C





TOTAL FLOOR AREA : 1108 sq.ft. (103.0 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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