







PCM
ESTATE AGENTS

20, Wadhurst Close, St. Leonards-On-Sea, TN37 7AZ

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

Price £360,000

PCM Estate Agents offer to the market an exciting opportunity to acquire this THREE DOUBLE BEDROOM DETACHED FAMILY HOME, positioned in this quiet sought after cul-de-sac within this favourable region of St Leonards.

The property has OFF ROAD PARKING for multiple vehicles, a GARAGE and a LOVELY WRAP-AROUND GARDEN. The property boasts well proportioned accommodation with modern comforts including gas fired central heating and double glazing.

Upon entering the property you are greeted by a spacious entrance hall with ample storage, a wc, DUAL ASPECT LOUNGE/DINER, MODERN KITCHEN with Quartz countertops and some integrated appliances, upstairs landing, THREE DOUBLE BEDROOMS and a LOVELY FAMILY BATHROOM.

The rear garden has a spacious wrap-around resin patio offering ample outside space to entertain and eat alfresco, whilst the upper section of garden is laid principally to lawn. The garage has an electric roller door and there is also an EV charging port for those with electric vehicles.

The property is located within easy reach of popular schooling establishments and nearby local amenities. Viewing is highly recommended.

COMPOSITE DOUBLE GLAZED FRONT DOOR
Opening to:

ENTRANCE HALL
Stairs rising to upper floor accommodation, double glazed window to the side of the front door, radiator, under stairs storage cupboard.

WC
Low level wc, wash hand basin with mixer tap, tiled flooring, tiled walls, double glazed obscure glass window to front aspect.

KITCHEN
11'8 x 9'8 (3.56m x 2.95m)
Modern newly fitted kitchen built with a range of matching eye and base level cupboards and drawers, Quartz countertops and matching upstands, Cookmaster range style seven ring gas cooker with double oven, grill, plate warmer and extractor over, sunken sink with mixer tap, integrated appliances including tall fridge/freezer, washing machine and dishwasher, tiled flooring, inset recess downlights, double glazed window to rear aspect with views over the garden, double glazed door opening to the side providing access to the garden.

LOUNGE/DINER
25' x 11'6 (7.62m x 3.51m)
Inset downlights, two radiators, fireplace with stone hearth and mantel over and wood burning stove, television point, Oak flooring laid in Herringbone pattern, double glazed window to front aspect, double glazed french doors opening to the rear aspect providing outlook and access to the garden.

FIRST FLOOR LANDING
Inset recessed downlighting, hatch to loft space, double glazed window to side aspect.

BEDROOM ONE
13'8 x 12' (4.17m x 3.66m)
Inset downlights, radiator, built in double wardrobe, double glazed window to front aspect.

BEDROOM TWO
11'7 x 9'4 (3.53m x 2.84m)
Radiator, built in double wardrobe, double glazed window to rear aspect.

BEDROOM THREE
10' x 9'1 (3.05m x 2.77m)
Radiator, built in cupboard housing the boiler, inset downlights, double glazed window to rear aspect.

BATHROOM
Bath with mixer tap, separate walk in shower enclosure with rain style shower head, wall hung vanity enclosed wash basin with mixer tap, dual flush low level wc, tiled walls, wood effect tiled flooring, double glazed window with patterned glass window to front aspect.

REAR GARDEN
Gardens extends to the side and rear of the property, area of hard landscaping, a resin patio allowing for entertaining and eating alfresco, a top terrace which is laid to lawn with fenced boundaries and established planted areas, gated access to side leading to the front, power connected to the garden.

FRONT GARDEN
Driveway providing off road parking, EV charging point.

GARAGE
16'5 x 8'3 (5.00m x 2.51m)
Electric roller door.

Council Tax Band: D

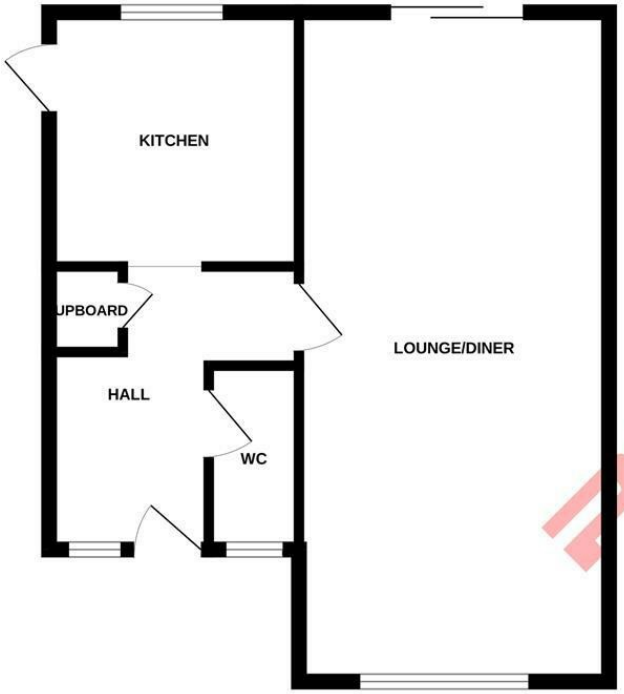




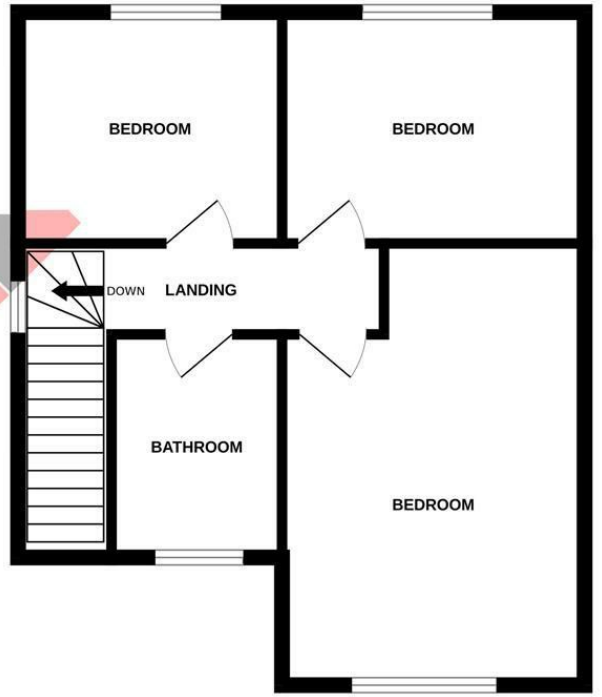




GROUND FLOOR

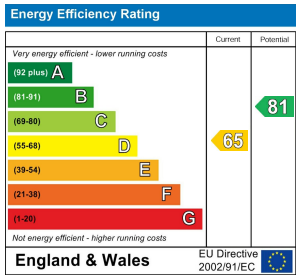


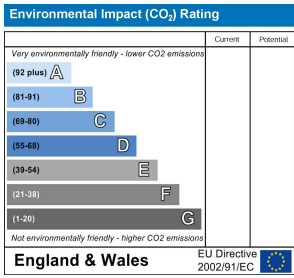
FIRST FLOOR



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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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