







PCM
ESTATE AGENTS

10, Sandringham Heights, St. Leonards-On-Sea, TN38 9UA

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Offers In The Region Of £300,000

PCM Estate Agents welcome to the market this EXTENDED THREE BEDROOM LINK-DETACHED HOUSE with GARAGE & OFF ROAD PARKING, tucked away in a quiet cul-de-sac within this sought-after location in St Leonards.

Accommodation is arranged over two floors with an EXTENDED LOUNGE-DINER-RECEPTION SPACE, kitchen and SHOWER ROOM, whilst upstairs there are THREE BDROOMS and a family bathroom. The property has a GOOD-SIZED GARDEN with large shed at the rear, whilst also having a driveway providing OFF ROAD PARKING leading to the ATTACHED GARAGE. There is also the benefit of gas central heating and double glazing, but is IN NEED OF SOME MODERNISATION

Located close to popular schooling establishments and amenities including Tesco Superstore located in Church Wood Drive. Please call the owners agents now to book your immediate viewing to avoid disappointment.

PRIVATE FRONT DOOR
With frosted glass insert leading to:

LOUNGE
15'1 max x 12'8 max (4.60m max x 3.86m max)
Radiator, stairs rising to upper floor accommodation, under stairs storage, double glazed window to front aspect, opening to:

RECEPTION ROOM
8'8 x 7'5 (2.64m x 2.26m)
Laminate flooring, radiator, storage, opening to dining room and door to:

SHOWER ROOM
5'9 x 5'7 (1.75m x 1.70m)
Vinyl flooring, corner shower with tiled surround, pedestal wash hand basin, wc heated towel rail, part tiled and extractor fan.

DINING ROOM
10'3 x 7'9 (3.12m x 2.36m)
Laminate flooring, roof light, radiator, French doors providing access to the rear garden, opening to:

KITCHEN
10'1 max x 10' max (3.07m max x 3.05m max)
Fitted with a range of eye and base level cupboards and drawers, four ring electric hob with extractor over, separate double oven, double sink, space for fridge freezer, integrated dishwasher, part tiled surround, storage cupboard, inset spotlights, tiled flooring, double glazed windows to rear aspect, frosted double glazed door providing access to the side leading to the garden and rear of the garage.

FIRST FLOOR LANDING
Double glazed window to side aspect, doors to:

BEDROOM
9'5 x 9'2 (2.87m x 2.79m)
Radiator, double glazed window to front aspect.

BEDROOM
9'9 x 9'2 (2.97m x 2.79m)
Carpet, radiator, built in storage, double glazed window overlooking the garden and having far reaching views over woodland and to the sea.

BEDROOM
7'5 x 5'4 (2.26m x 1.63m)
Carpeted, radiator, double glazed window to rear aspect having far reaching views over woodland and to the sea.

BATHROOM
6'5 x 5'4 (1.96m x 1.63m)
Bath with shower over, pedestal wash hand basin, wc, vinyl flooring, radiator, extractor fan, frosted double glazed window to front aspect.

REAR GARDEN
Good sized garden with paving slabs, area of lawn, pathway leading to the rear, good sized shed (17'3 x 10'4), fenced surround, access to garage.

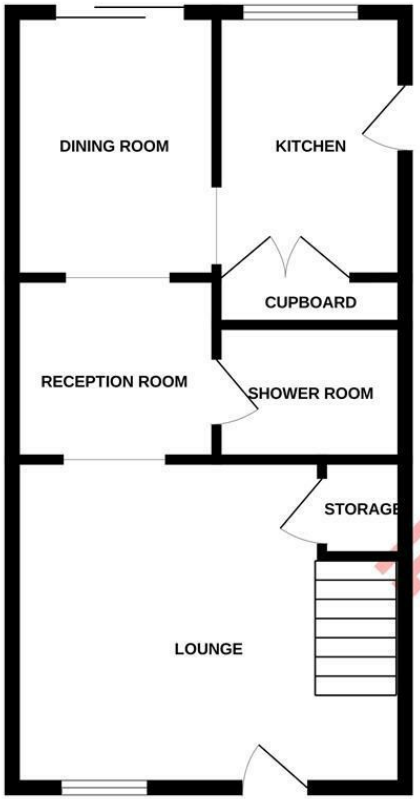
OUTSIDE - FRONT
Pathway to front door, area of lawn, off road parking for one vehicle leading to:

SINGLE GARAGE
With up and over door.

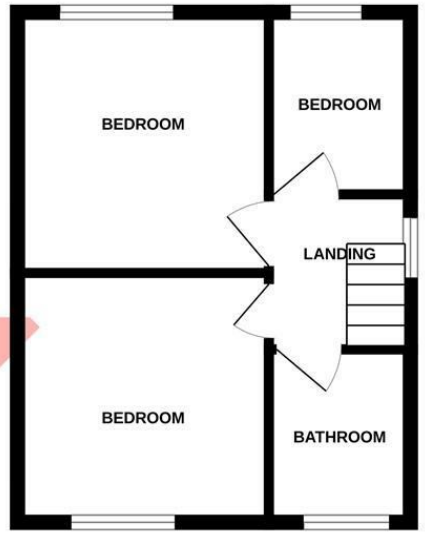
Council Tax Band: D



GROUND FLOOR

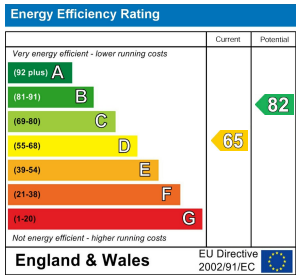


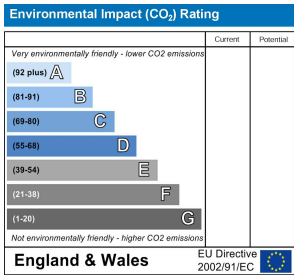
1ST FLOOR



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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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