



ESTATE AGENTS

34, Icklesham Drive, St. Leonards-On-Sea, TN38 9TZ

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

Price £329,950

PCM Estate Agents are delighted to present to the market a UNIQUE OPPORTUNITY to secure this DETACHED THREE BEDROOMED HOUSE conveniently located in the sought-after region of St Leonards, close to amenities and popular schooling establishments.

Inside the accommodation is arranged over two floors comprising an entrance hall, DOWNSTAIRS WC, OPEN PLAN LOUNGE-DINING ROOM, conservatory, kitchen, upstairs landing, MASTER BEDROOM with fitted wardrobes and EN SUITE SHOWER ROOM, two further bedrooms and a family bathroom. The property has a driveway providing OFF ROAD PARKING, an attached GARAGE and an ENCLOSED GARDEN.

This property is located within easy reach of bus routes providing access to Hastings town centre with its comprehensive range of shopping, sporting, recreational facilities, mainline railway station, seafront and promenade.

Please call the owners agents now to book your viewing to avoid disappointment.

DOUBLE GLAZED FRONT DOOR

Leading to;q

ENTRANCE HALL

Stairs rising to upper floor accommodation, under stairs storage cupboard, radiator, door to;

DOWNSTAIRS WC

Low level wc, pedestal wash hand basin with tiled splashback, radiator, wall mounted consumer unit for the electrics, double glazed obscured glass window to side aspect.

LOUNGE AREA

14' 9 x 10'4

Television point, fireplace, double radiator, telephone point, double glazed sliding patio doors to conservatory, open plan to;

DINING ROOM

8'6 x 6'5

Radiator, double glazed window to side aspect.

CONSERVATORY

9'8 x 9'6

Part brick construction, double glazed windows to both side and rear elevations, double glazed French doors leading to garden, tiled floor.

KITCHEN

8'6 x 7'2

Fitted with a range of eye and base level cupboards and drawers with work surfaces over, four ring gas hob with oven below and extractor over, inset one ½ bowl drainer/ sink unit with mixer tap, space and plumbing for washing machine, wall mounted boiler, space for tall fridge freezer, part tiled walls, double glazed window to front aspect.

FIRST FLOOR LANDING

Loft hatch providing access to loft space, double glazed window to side aspect, door to;

BEDROOM ONE

11'9 narrowing to 9'6 x 7'6

Built in wardrobe and over bed storage space, radiator, two double glazed windows to front aspect, door to;

EN SUITE SHOWER ROOM

Walk in shower enclosure with shower, low level wc, wash hand basin, radiator, part tiled walls, shaver point, extractor for ventilation, double glazed obscured glass window to side aspect.

BEDROOM TWO

9'1 x 8'8

Radiator, double glazed window to rear aspect having views over the garden.

BEDROOM THREE

9' x 5'9

Radiator, double glazed window to rear aspect with views over the garden.

BATHROOM

Panelled bath with Victorian style mixer tap and shower attachment, pedestal wash hand basin, low level wc, radiator, part tiled walls, extractor for ventilation, double glazed obscured glass window to side aspect.

FRONT GARDEN

Driveway to side providing off road parking leading to an;

ATTACHED SINGLE GARAGE

Up and over door.

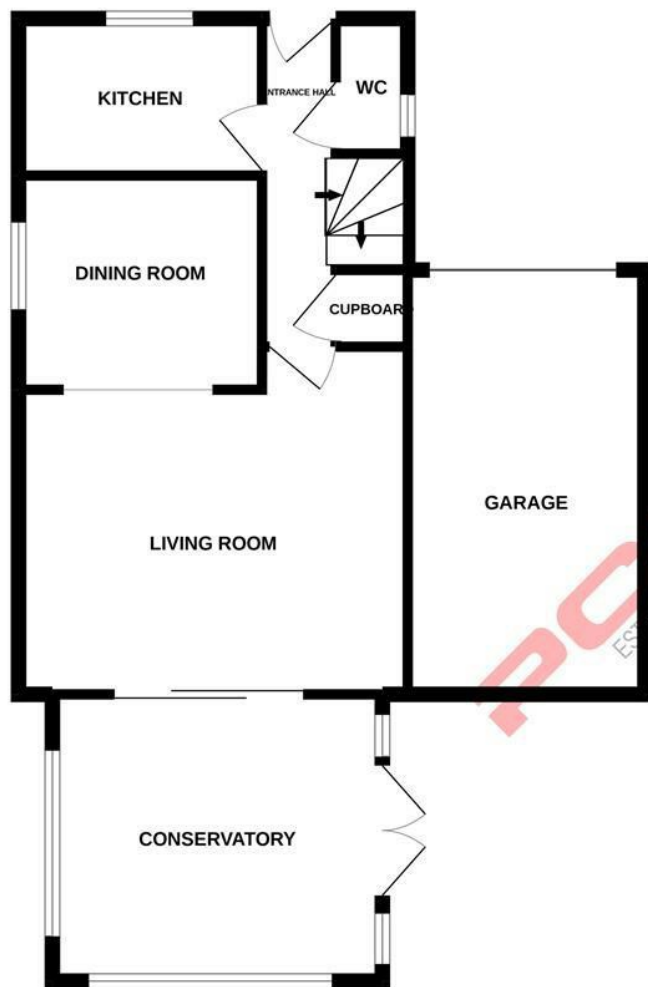
REAR GARDEN

In need of some cultivation but offering ample outside space, laid with patio and with plants, shrubs and trees.

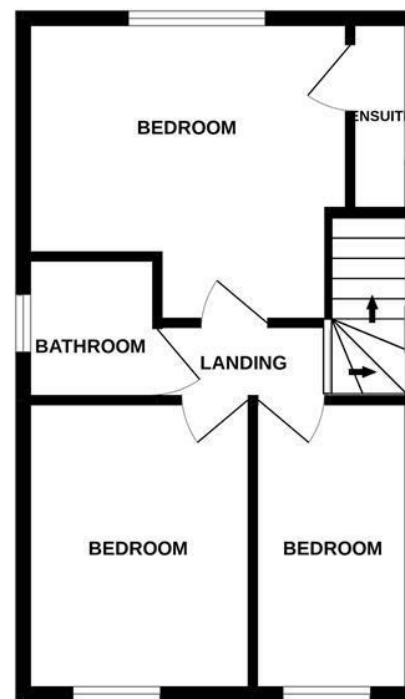
Council Tax Band: D



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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