



ESTATE AGENTS

24, Warren Close, St. Leonards-On-Sea, TN38 8DT

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Price £290,000

PCM Estate Agents welcome to the market an exciting opportunity to acquire this exceptionally well-presented, THREE BEDROOM END OF TERRACED HOUSE, positioned on an incredibly sought-after road within St Leonards, with OFF ROAD PARKING, EV CHARGING PORT and a LOVELY LANDSCAPED GARDEN with a PLEASANT WOODLAND BACKDROP.

The property offers modern comforts including gas fired central heating, double glazing and well-proportioned accommodation comprising an entrance hall, lounge, KITCHEN-DINING ROOM, conservatory, upstairs landing, MASTER BEDROOM with EN-SUITE, TWO FURTHER BEDROOMS and a family bathroom.

Conveniently located tucked away in this quiet cul-de-sac in St Leonards, close to popular schooling establishments and enjoying ease of access to the nearby towns of Hastings and Bexhill. Please call the owners agents now to book your appointment.

DOUBLE GLAZED FRONT DOOR

Opening to:

ENTRANCE HALL

Stairs rising to the first floor accommodation, coving to ceiling, door to:

LIVING ROOM

16'6 x 10'9 (5.03m x 3.05m#2.74m)

Under stairs storage cupboard, wall mounted vertical radiator, wood flooring, television and telephone points, double glazed window to front aspect and door to:

KITCHEN-DINING ROOM

14'1 x 13'10 (4.29m x 4.22m)

Modern and fitted with a matching range of eye and base level cupboards and drawers with soft close hinges, complimentary worksurfaces and matching upstands, space for American style fridge freezer, space and plumbing for washing machine, breakfast bar seating area, space for tumble dryer, integrated dishwasher, inset resin sink with mixer tap, electric hob with cooker hood over, double oven and grill, inset recessed downlights, wall mounted vertical radiator, double glazed window and sliding patio doors to rear aspect, with views and access onto the garden, access to:

CONSERVATORY

10'4 x 7'9 (3.15m x 2.36m)

Part brick construction with polycarbonate roof, double glazed windows and French doors opening to the rear garden, power and lighting.

FIRST FLOOR LANDING

Loft hatch, inset recessed down lights, coving to ceiling, doors to:

BEDROOM

14'3 x 9'9 (4.34m x 2.97m)

Wall mounted vertical radiator, two double glazed windows to rear aspect enjoying a pleasant outlook, door to:

EN-SUITE

Walk-in shower unit with electric shower, wall mounted wash hand basin with mixer tap, low level wc, tiled walls, tiled flooring, inset recessed down lights, double glazed window with pattern glass to side aspect.

BEDROOM

11'1 x 7'9 (3.38m x 2.36m)

Coving to ceiling, radiator, double glazed window to front aspect.

BEDROOM

10'7 x 6' (3.23m x 1.83m)

Radiator, coving to ceiling, built in cupboard, double glazed window to front aspect.

BATHROOM

Tiled walls, tiled flooring, Jacuzzi style bathtub with mixer tap, electric shower over bath and glass shower screen, wall hung vanity enclosed wash hand basin with mixer tap, dual flush low level wc, wall mounted vanity unit, coving to ceiling, inset down lights, heated towel rail, double glazed pattern glass window to side aspect.

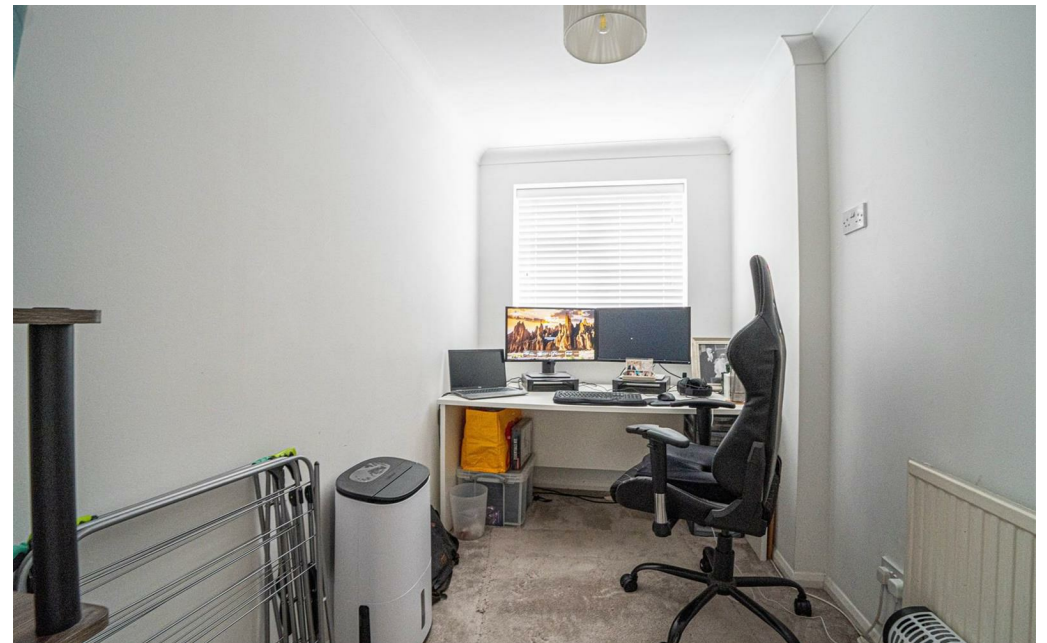
OUTSIDE - FRONT

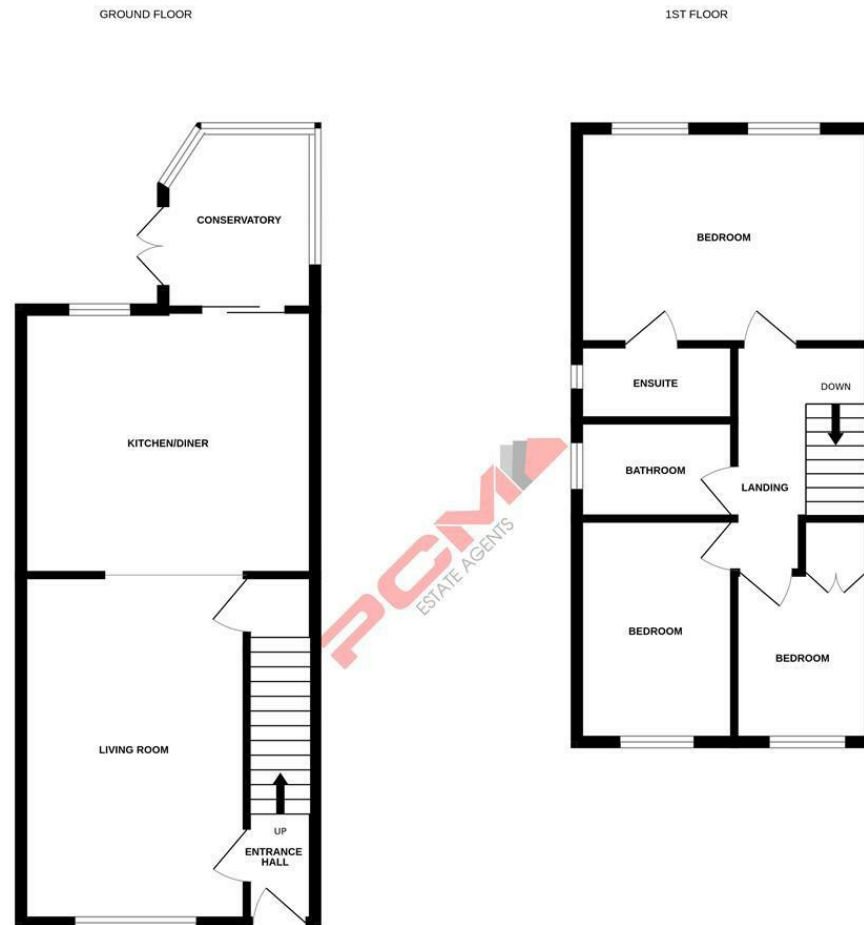
Off road parking and EV charging port.

REAR GARDEN

Terraced and landscaped with areas of lawn, fenced boundaries and a pleasant leafy backdrop onto woodland.

Council Tax Band: C





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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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.

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		
England & Wales	EU Directive 2002/91/EC	

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		
England & Wales	EU Directive 2002/91/EC	