



ESTATE AGENTS

1, Moorhen Close, St. Leonards-on-sea, TN38 8DQ

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

Price £350,000

PCM Estate Agents are delighted to present to the market an opportunity to secure this LINK-DETACHED THREE BEDROOM FAMILY HOME. This MODERN HOME offer comforts including gas fired central heating, double glazing, a block paved drive providing OFF ROAD PARKING, a DETACHED GARAGE and a LOVELY SOUTHERLY FACING GARDEN.

Inside the accommodation is arranged over two floors and comprises an entrance hall, DOWNSTAIRS WC, LOUNGE-DINER, conservatory, kitchen, upstairs landing, THREE BEDROOMS and a MODERN BATHROOM. Outside is the southerly facing FAMILY FRIENDLY GARDEN and a block paved drive to the front providing OFF ROAD PARKING and access to the attached GARAGE.

Located within a favourable road in West Leonards and within easy reach of local amenities including popular schooling establishments.

Viewing comes highly recommended, please call the owners agents now to book your viewing and avoid disappointment.

DOUBLE GLAZED FRONT DOOR

Opening to:

ENTRANCE HALL

Stairs rising to the upper floor accommodation, wood laminate flooring, telephone point, doors to:

DOWNSTAIRS WC

Concealed cistern dual flush low level wc, vanity enclosed wash hand basin with chrome mixer tap and ample storage set beneath, part tiled walls, tiled flooring, wall mounted consumer unit for the electrics wall mounted extractor fan for ventilation.

KITCHEN

10'2 x 9'2 (3.10m x 2.79m)

Continuation of the wood laminate flooring, double radiator, part tiled walls, fitted with a matching range of eye and base level cupboards and drawers with worksurfaces over, resin one & ½ bowl drainer-sink with mixer tap, four ring gas cooker with oven and grill below and fitted cooker hood over, space and plumbing for washing machine, space for tall fridge freezer, double glazed window to front aspect.

LOUNGE-DINER

16'4 x 16'2 (4.98m x 4.93m)

Wood laminate flooring, coving to ceiling, television point, under stairs storage cupboard, radiator, double glazed window to rear aspect with views onto the garden, double glazed sliding patio door providing access to:

CONSERVATORY

8'5 x 8'3 (2.57m x 2.51m)

UPVC construction with apex polycarbonate roof, wood laminate flooring, double glazed door opening to side aspect providing access to the garden.

FIRST FLOOR LANDING

Loft hatch providing access to loft space, airing cupboard housing immersion heater and offering additional storage space.

BEDROOM ONE

12'4 x 9'3 (3.76m x 2.82m)

Fitted wardrobes, dressing table and chest of drawers, double radiator, coving to ceiling, double glazed window to front aspect.

BEDROOM TWO

12'10 x 9' (3.91m x 2.74m)

Coving to ceiling, built in wardrobes, radiator, double glazed window to rear aspect with views over the garden and far reaching views beyond towards Combe Valley Country Park.

BEDROOM THREE

9'4 narrowing to 9' x 8'1 (2.84m narrowing to 2.74m x 2.46m)

Radiator, double glazed window to rear aspect with views over the garden and far reaching views beyond over Combe Valley Country Park.

BATHROOM

P shaped panelled bath with chrome mixer tap, shower over bath with waterfall style shower head and further hand-held shower attachment, vanity enclosed wash hand basin with chrome mixer tap and ample storage set beneath, concealed cistern dual flush low level wc, ladder style heated towel rail, part tiled walls, partially aquaborded walls, tiled flooring, extractor fan for ventilation and a double glazed obscured window to front aspect.

OUTSIDE - FRONT

Block paved drive providing off road parking, paved area with a raised planted border, miniature conifers, outside water tap.

GARAGE

17'7 x 8'8 (5.36m x 2.64m)

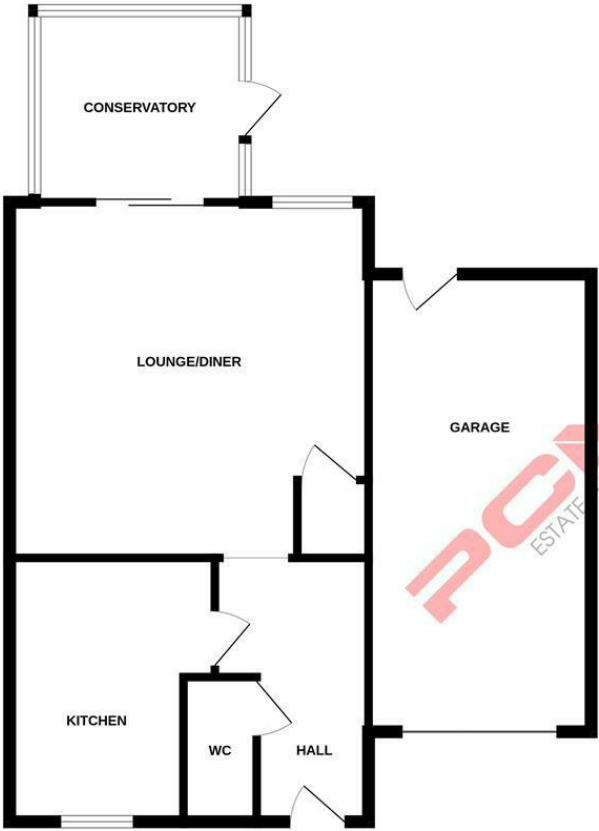
Up and over door, apex roof with potential for storage in the rafters, personal door to garden, power and light.

REAR GARDEN

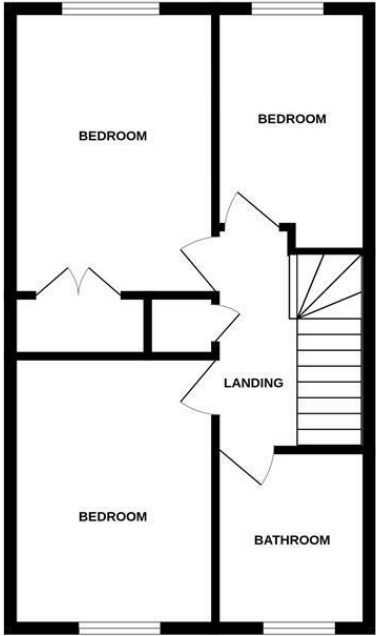
Patio abutting the property offering ample space to entertain or eat al-fresco, section of lawn, planted borders with established small trees and shrubs, extending down the side elevation, personal door to garage, gated access to front and a pergola.



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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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		