



**4, Crecy Close, St. Leonards-On-Sea, TN37 7QN**

Web: [www.pcimestateagents.co.uk](http://www.pcimestateagents.co.uk)  
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**Price £399,950**

PCM Estate Agents are delighted to present to the market this CHAIN FREE DETACHED THREE BEDROOMED HOUSE with PLAYROOM/ OFFICE, conveniently positioned in this quiet cul-de-sac on the outskirts of St Leonards, within easy reach of popular schooling establishments and nearby amenities. Offering modern comforts including gas fired central heating, double glazing, a LOW-MAINTENANCE REAR GARDEN and a LARGE BLOCK PAVED DRIVE providing OFF ROAD PARKING for multiple vehicles.

The property offers accommodation arranged over two floors comprising a porch opening up onto an OPEN PLAN LOUNGE-DINING ROOM, CONSERVATORY and a MODERN KITCHEN. There is also a GROUND FLOOR WC and the original integral garage having been converted into a PLAYROOM/ HOME OFFICE, this room also has planning permission to be converted into a ground floor fourth bedroom and plans can be viewed under reference: HS/PR/23/00133. To the first floor there are THREE BEDROOMS and a FAMILY BATHROOM with SHOWER.

Conveniently positioned within easy reach of the Conquest Hospital and link roads leading to nearby Hastings and also Battle, opening up the possibility of the Battle catchment area. Please call the owners agents now to book your viewing to avoid disappointment.

#### **DOUBLE GLAZED FRONT DOOR**

Opening to:

#### **ENTRANCE HALL**

Wall mounted electric radiator, down lights, coving to ceiling, wood laminate flooring, partially glazed door leading to:

#### **OPEN PLAN LOUNGE-DINING ROOM**

25'6 x 10'7 narrowing to 8'6 (7.77m x 3.23m narrowing to 2.59m)

Continuation of the wood laminate flooring, coving to ceiling, ceiling lights, two radiators, television and telephone points, door to inner hallway, door to kitchen and open plan to:

#### **CONSERVATORY**

9'1 x 8'1 (2.77m x 2.46m)

Part brick construction with polycarbonate apex roof, UPVC double glazed windows to both sides and rear elevations, radiator, continuation of the wood laminate flooring, power points and double glazed door to garden.

#### **KITCHEN**

11'11 x 7'5 (3.63m x 2.26m)

Fitted with a matching range of eye and base level cupboards and drawers with worksurfaces over, space for gas cooker, space and plumbing for washing machine and slimline dishwasher, inset resin one & ½ bowl drainer-sink with mixer tap, wall mounted cupboard concealed boiler, continuation of the wood laminate flooring, part tiled walls, double glazed window to rear aspect with views onto the garden, double glazed door opening to side providing access to the garden.

#### **INNER HALL**

Stairs rising to upper floor accommodation, continuation of the wood laminate flooring, radiator, door to:

#### **WC**

Concealed cistern dual flush low level wc, vanity enclosed wash hand basin with mixer tap and tiled splashback, ladder style heated towel rail, down lights, wall mounted vanity unit and continuation of the wood laminate flooring.

#### **PLAYROOM/ HOME OFFICE**

12'9 x 8'1 (3.89m x 2.46m)

Originally an integral garage but partially converted with large UPVC double glazed double opening doors to front aspect, power and light, wall mounted cupboard concealed gas meter and consumer unit for the electrics.

#### **FIRST FLOOR LANDING**

Loft hatch providing access to loft space.

#### **BEDROOM ONE**

14'1 x 8'7 (4.29m x 2.62m)

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

#### **BEDROOM TWO**

10'8 x 10'5 (3.25m x 3.18m)

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

#### **BEDROOM THREE**

11' x 8'8 (3.35m x 2.64m)

Wood laminate flooring, coving to ceiling, built in cupboard, radiator, double glazed window to rear aspect.

#### **BATHROOM**

Part tiled walls, tiled flooring, ladder style heated towel rail, down lights, extractor fan for ventilation, airing cupboard housing immersion heater. Comprising a good sized bathtub with mixer tap and shower attachment, separate corner walk-in shower enclosure with electric shower, dual flush low level wc, vanity enclosed wash hand basin with mixer tap, double glazed windows to rear aspect with obscured glass for privacy.

#### **OUTSIDE -FRONT**

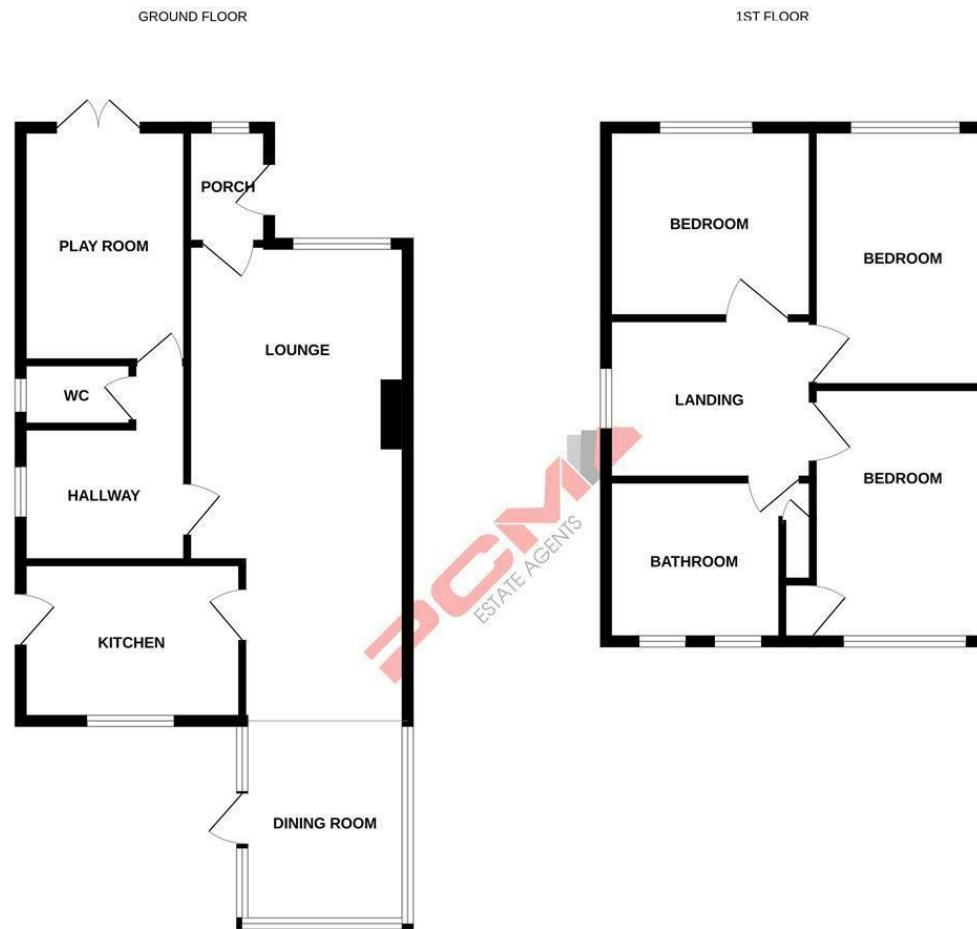
Block paved drive providing off road parking for multiple vehicles, gated side access to the rear garden.

#### **REAR GARDEN**

Low-maintenance and family friendly enclosed garden enjoying a sunny aspect with section of artificially laid lawn and a block paved patio abutting the property. There is a further patio seating area to the top corner, outside water tap and gated side access to front.

Council Tax Band: D





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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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			
EU Directive 2002/91/EC		73	59
England & Wales			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
EU Directive 2002/91/EC		73	59
England & Wales			