



ESTATE AGENTS

**25, Cliftonville Road, St. Leonards-On-Sea, TN38 8AG**

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**Price £360,000**

Located in this popular West St Leonards region enjoying SEA VIEWS is this BEAUTIFULLY PRESENTED THREE/FOUR BEDROOM SEMI DETACHED HOUSE which boasts its own PRIVATE ROOF TERRACE.

Inside the accommodation is arranged over two floors and comprises entrance hallway, lounge, 23FT KITCHEN/DINER, HOME OFFICE/BEDROOM FOUR, first floor landing, THREE GOOD SIZE BEDROOMS, one with access onto the aforementioned roof terrace considered ideal for seating and entertaining, the master enjoying an EN SUITE SHOWER ROOM, and a main family bathroom.

Externally the property benefits from a PRIVATE AND SECLUDED REAR GARDEN whilst the front offers OFF ROAD PARKING.

Located in this highly sought after road within extremely close proximity to the beach, this viewing comes highly recommended to those seeking a beautifully presented family home.

Please call the owners' sole agents now to book your appointment to view

#### **PRIVATE FRONT DOOR**

Opening to:

#### **ENTRANCE HALLWAY**

Staircase rising to first floor accommodation, borrowed light window to lounge, radiator.

#### **LOUNGE**

13'5 x 10'5 (4.09m x 3.18m)

Exposed wooden floorboards, feature fire surround, double glazed window to front aspect, radiator. Door to:

#### **KITCHEN/DINER**

23' max x 9'1 narrowing to 7'11 (7.01m max x 2.77m narrowing to 2.41m)

Kitchen area comprises a range of eye and base level units with work surfaces over, space for range cooker with extractor above, inset sink with mixer tap, space for fridge/freezer, integrated dishwasher, integrated washing machine, breakfast bar, space for tumble dryer set beneath, double glazed window to rear aspect, understairs storage cupboard.

Dining area has a feature fire surround, radiator, double glazed double doors opening to garden.

#### **STUDY/BEDROOM FOUR**

14' x 7' (4.27m x 2.13m)

Double glazed window to front aspect, radiator.

#### **FIRST FLOOR LANDING**

Loft hatch.

#### **BEDROOM**

12'5 x 11'9 max (3.78m x 3.58m max)

Double glazed window to front aspect enjoying sea views, built in storage cupboards, radiator. Door to:

#### **EN SUITE SHOWER ROOM**

Shower, wash hand basin, wc, ladder style radiator, tiled walls, extractor fan, double glazed obscured glass window to front aspect.

#### **BEDROOM**

15'9 x 7'2 (4.80m x 2.18m)

Double glazed window to front aspect enjoying sea views, radiator, double doors opening onto:

#### **ROOF TERRACE**

Private with enclosed fenced balustrades, artificial lawn.

#### **BEDROOM**

10'2 x 7'7 (3.10m x 2.31m)

Double glazed window to rear aspect, radiator.

#### **BATHROOM**

Panelled bath with mixer tap, shower attachment, shower screen, dual flush wc, wash hand basin, tiled walls, tiled flooring, double glazed window to rear aspect.

#### **FRONT GARDEN**

Block paved driveway providing off road parking.

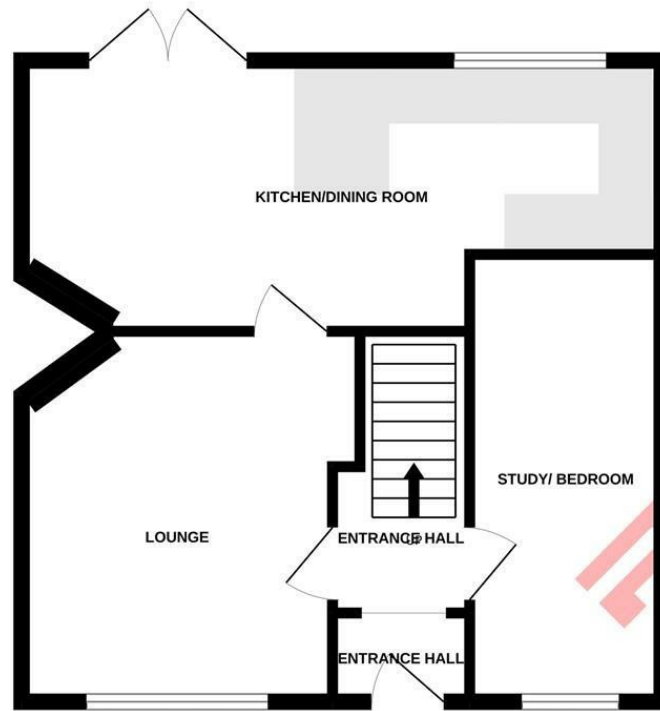
#### **REAR GARDEN**

Private and secluded rear garden, large patio area ideal for entertaining leading onto area of lawn, enclosed fenced boundaries, side access to front of the property.

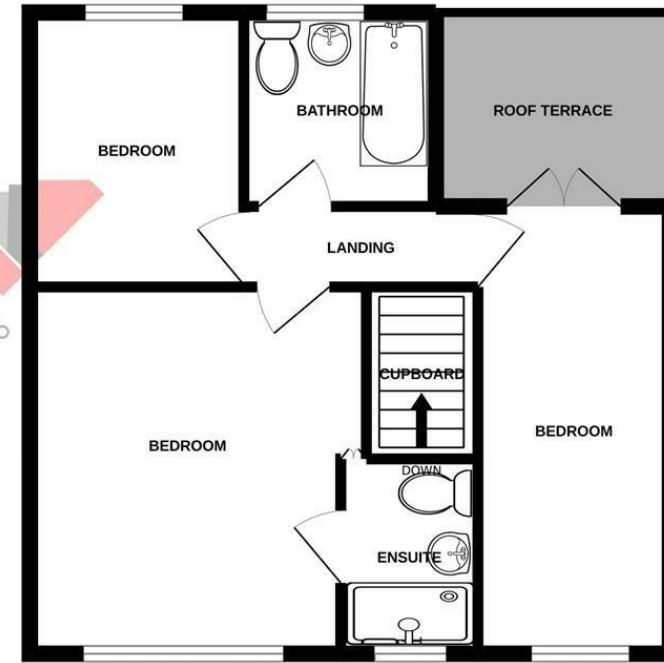
Council Tax Band: B



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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			77
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		55	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			77
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	