



15, Pentland Close, St. Leonards-On-Sea, TN37 7SR

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Price £280,000

PCM Estate Agents are delighted to offer to the market this well-presented TWO BEDROOM SEMI-DETACHED HOUSE located in a highly sought-after and RARELY AVAILABLE cul-de-sac within the popular Little Ridge region of St Leonards, within easy reach of the Conquest Hospital and local schooling facilities, making this an IDEAL FAMILY HOME.

The spacious accommodation comprises an entrance hall/ porch, lounge, MODERN KITCHEN, CONSERVATORY, first floor landing, TWO DOUBLE BEDROOMS and a MODERN BATHROOM suite. Externally the property benefits from a PRIVATE AND SECLUDED FAMILY FRIENDLY REAR GARDEN, whilst to the front there is a driveway providing OFF ROAD PARKING.

Tucked away in a quiet cul-de-sac within the sought-after Little Ridge location, viewing comes highly recommended for those seeking a FAMILY HOME in a quiet residential area. Please call now to arrange your viewing to avoid disappointment.

PRIVATE FRONT DOOR

Leading to:

ENTRANCE HALLWAY

Double glazed window to front aspect, space for storing coats and shoes, door leading to:

LOUNGE

15'7 x 12'1 (4.75m x 3.68m)

Stairs rising to first floor accommodation, double glazed window to front aspect, radiator, wall mounted thermostat control, door to:

KITCHEN-BREAKFAST ROOM

12' x 8'3 (3.66m x 2.51m)

Modern and fitted with a range of eye and base level units with worksurfaces over, four ring gas hob with extractor above and oven below, space and plumbing for washing machine, inset sink with mixer tap, integrated slimline dishwasher, double glazed window to rear aspect, double glazed door to rear leading to:

CONSERVATORY

9'4 x 8'8 (2.84m x 2.64m)

Double glazed windows to both side and rear aspects, double glazed French doors to rear aspect leading out to the garden, radiator.

FIRST FLOOR LANDING

Loft hatch, double glazed window to side aspect.

BEDROOM

12'1 x 8'3 (3.68m x 2.51m)

Double glazed window to rear aspect, built in over stairs storage cupboard, radiator.

BEDROOM

12'1 x 7'1 (3.68m x 2.16m)

Double glazed window to front aspect, radiator.

BATHROOM

8'4 x 4'9 (2.54m x 1.45m)

Modern suite comprising a panelled bath with mixer tap, shower attachment and shower screen, dual flush wc, wash hand basin with storage below, tiled walls and extractor fan.

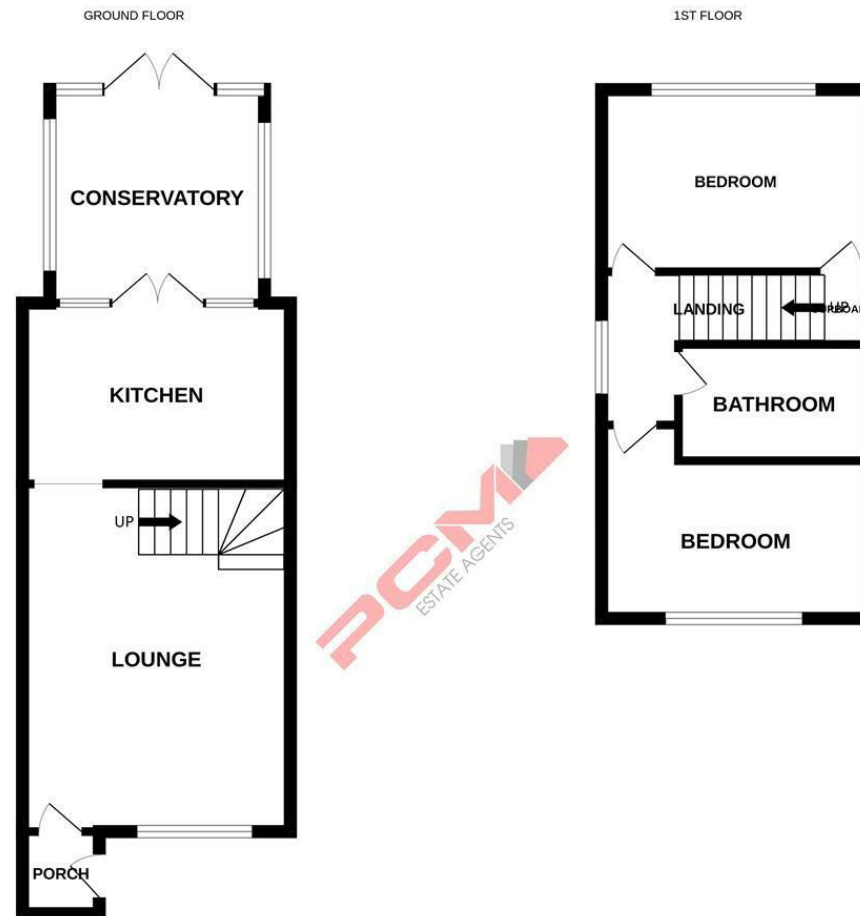
REAR GARDEN

Private and secluded level rear garden, mainly paved and ideal for seating and entertaining in addition to some mature shrubs, storage shed, enclosed fenced boundaries.

OUTSIDE - FRONT

Driveway providing off road parking, a well-presented front garden and pathway leading to the front door.





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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