



ESTATE AGENTS

4, Honeysuckle Close, St. Leonards-On-Sea, TN37 7LX

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Price £325,000

PCM Estate Agents are delighted to present to the market this well-presented and proportioned MODERN THREE BEDROOMED END TERRACED HOUSE, situated in this highly sought-after and quiet cul-de-sac on the ever popular Little Ridge location.

The property benefits from gas central heating and double glazing, with accommodation comprising a MODERN KITCHEN with INTEGRATED APPLIANCES, 16ft LOUNGE-DINER, modern bathroom and a ground floor CLOAKROOM. Outside there are gardens to the front providing OFF ROAD PARKING for multiple vehicles and well-proportioned GARDENS to the rear also.

Located within reach of local shopping facilities, local schools, the nearby Conquest Hospital and bus routes to Hastings town centre with its comprehensive range of shopping, sporting, recreational facilities, mainline railway station, seafront and promenade.

The only way to truly appreciate this SUPERB HOME is to arrange an immediate viewing via the owners agents, call now to avoid disappointment.

CANOPIED ENTRANCE PORCH

Part double glazed front door to;

ENTRANCE HALL

Staircase rising to upper floor accommodation with under stairs cupboard, central heating thermostat, radiator.

CLOAKROOM

Double glazed window to front aspect, wash hand basin set into vanity unit beneath with tiled splashback and stainless steel mixer tap over, low level wc, radiator, return door to hallway.

KITCHEN

9' x 7'7 (2.74m x 2.31m)

Double glazed window to front aspect, part tiled walls, inset resin drainer-sink with mixer spray tap, range of high gloss modern base units comprising cupboards and drawers set beneath working surfaces, matching wall units over, Beko four ring gas hob with footed cooker over and an electric fan

assisted oven below, integrated tall fridge freezer, integrated washer/ dryer, return doorway to hallway.

LOUNGE-DINER

16'6 max x 15'5 max narrowing to 10'3 (5.03m max x 4.70m max narrowing to 3.12m)

Double glazed window to rear aspect, radiators, double glazed sliding patio doors opening to rear garden, return door to hallway.

FIRST FLOOR LANDING

Trap hatch to loft space.

BEDROOM ONE

15'5 max narrowing to 9'6 x 10'2 max (4.70m max narrowing to 2.90m x 3.10m max)

Double glazed windows to rear aspect, radiator, return door to landing.

BEDROOM TWO

10'10 max x 7'10 max (3.30m max x 2.39m max)

Double glazed window to front aspect, radiator, cupboard housing gas boiler, return door to landing.

BEDROOM THREE

10'1 max x 7'3 max (3.07m max x 2.21m max)

Double glazed window to front aspect, radiator.

BATHROOM

Double glazed window to side aspect, tiled walls, white suite comprising panelled bath with mixer spray attachment and fitted shower screen, pedestal wash hand basin with stainless steel mixer tap over, low level wc, heated towel rail/ radiator, tiled floor, extractor fan, return door to landing.

FRONT GARDEN

Laid to lawn with part block paved pathway, outside tap and driveway providing off road parking for multiple vehicles.

REAR GARDEN

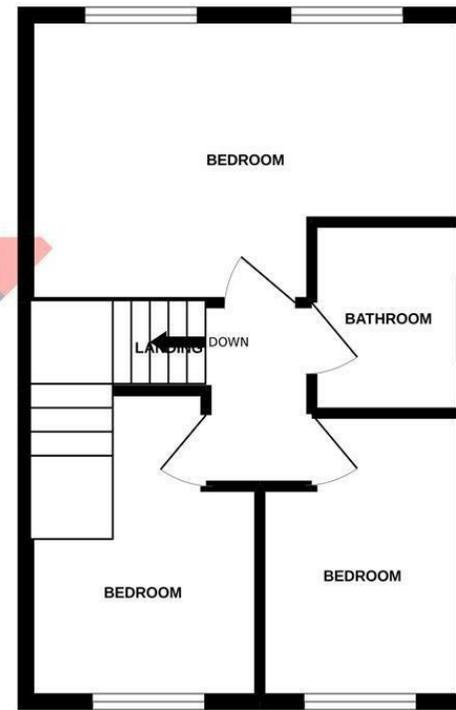
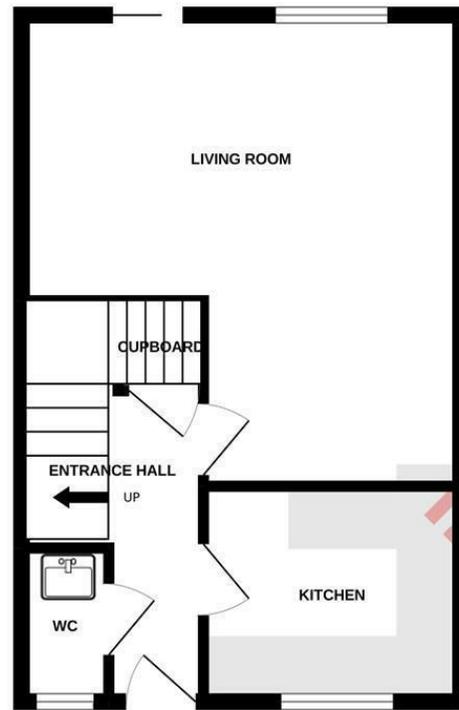
Decked patio abutting the property, section of lawn, fenced boundaries, raised planting boxes, further decked area to the rear, gated side access, section of lawn and fenced boundaries. The garden enjoys a pleasant and sunny outlook.

Council Tax Band: C



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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