



ESTATE AGENTS

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**Price £325,000**

Situated in this highly sought-after St Leonards location is this superbly presented, MODERN, THREE BEDROOMED, SEMI DETACHED HOUSE enjoying benefits including gas central heating, double glazing, 16' LOUNGE/ DINER, double glazed conservatory, MODERN KITCHEN with INTEGRATED APPLIANCES, modern bathroom & wc, gardens to the front enjoying OFF ROAD PARKING for multiple vehicles leading to a GARAGE and LANDSCAPED GARDENS to the rear backing onto an area of woodland.

The property is situated within reach of local schools 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**

Exterior light, part double glazed front door to;

#### **ENTRANCE HALL**

Double glazed window to front aspect, radiator, staircase rising to upper floor accommodation.

#### **KITCHEN**

9' x 8'6" (2.74m x 2.59m)

Modern and fitted with a range of eye and base level cupboards and drawers, worksurfaces, built in oven with induction hob and cooker hood over, inset stainless steel sink with mixer, space for fridge freezer, integrated dishwasher, space and plumbing for washing machine, part tiled walls, double glazed window to front aspect.

#### **LOUNGE-DINER**

16'8" max x 14'10" max (5.08 max x 4.52 max)

Double glazed window to rear aspect, radiator, under stairs storage cupboard, part glazed return door to hallway, part double glazed door opening to;

#### **CONSERVATORY**

11'7" x 7'2" (3.53 x 2.18)

Double glazed to three side, double glazed double doors opening to rear garden.

#### **FIRST FLOOR LANDING**

Trap hatch to loft space,

#### **BEDROOM ONE**

15'0" max x 8'11" max (4.57 max x 2.72 max)

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

#### **BEDROOM TWO**

11'5" x 8'1" (3.48 x 2.46)

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

#### **BEDROOM THREE**

8'0" x 6'6" (2.44 x 1.98)

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

#### **BATHROOM**

Double glazed window to side aspect, tiled walls, modern white suite comprising panelled bath with mixer spray attachment and fitted shower screen, wash hand basin set into vanity unit beneath with mixer tap over, low level wc, heated towel rail/ radiator, tiled floor, return door to landing.

#### **FRONT GARDEN**

Laid to lawn with flowerbeds and driveway providing off road parking for multiple vehicles leading to;

#### **GARAGE**

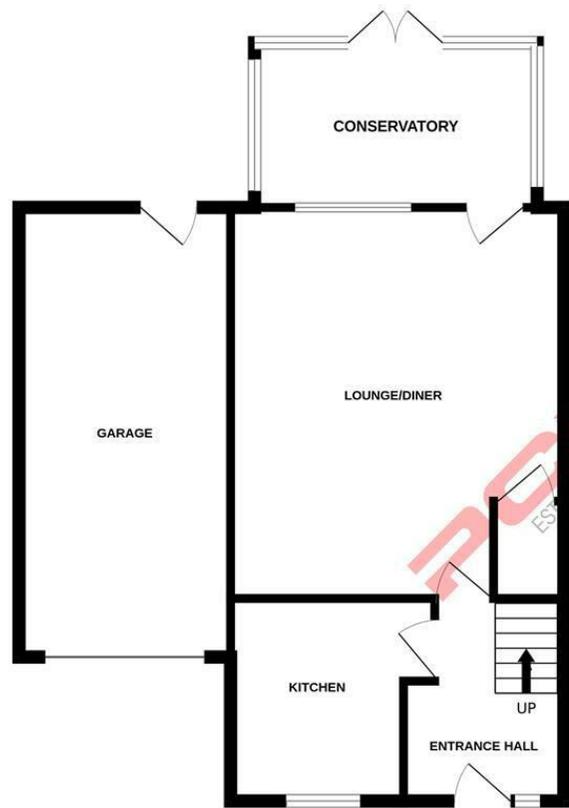
With up and over door, light and power, personal door to rear and storage space above rafters.

#### **REAR GARDEN**

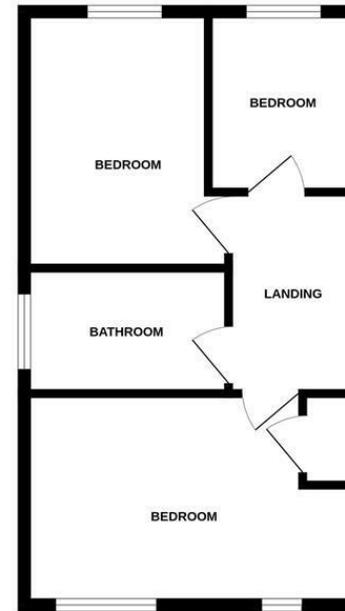
Good sized patio area leading to gardens laid to level lawn with steps down to further area of garden with shrubs, enclosed by fencing and back onto an area of woodland.



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) <b>A</b>			
(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 energy efficient - higher running costs			
<b>England &amp; Wales</b>		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>			
(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			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	