



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

Web: [www.pcimestateagents.co.uk](http://www.pcimestateagents.co.uk)  
Tel: 01424 839111

**Price £335,000**

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.

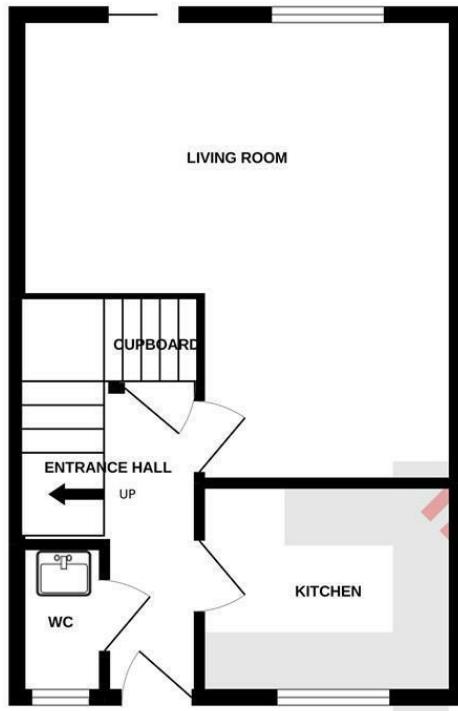
#### **REAR GARDEN**

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.

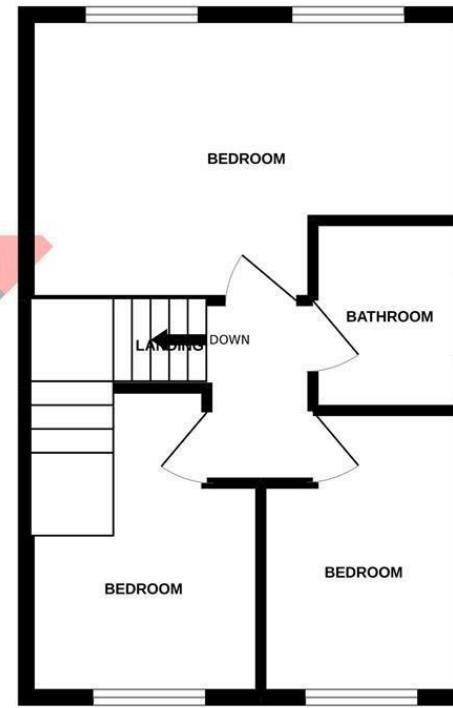
Council Tax Band: C



## 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A	86	
(81-91)	B	70	
(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			
England & Wales			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A	86	
(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			
England & Wales			

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.