



PCMA
ESTATE AGENTS

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Offers In Excess Of £360,000

PCM Estate Agents are delighted to present to the market an opportunity to secure this MODERN FOUR BEDROOM DETACHED FAMILY HOME tucked away in a quiet cul-de-sac location with a GOOD SIZED REAR GARDEN, PARKING and a GARAGE.

Inside this MODERN FAMILY HOME the accommodation is well-proportioned and well-presented and comprises of a spacious entrance with EN SUITE SHOWER ROOM, THREE FURTHER BEDROOMS and a main family bathroom. The property further benefits from having gas fired central heating and double glazing. The aforementioned REAR GARDEN is a DELIGHTFUL FEATURE with a stone patio abutting the property and established planted borders.

The property was built by the Park Lane Property Group in approximately 2001 and is conveniently situated close to local amenities within St Leonards, popular schooling establishments and bus routes. Please call the owners agents now to book your viewing to avoid disappointment.

DOUBLE GLAZED FRONT DOOR

Opening to:

ENTRANCE HALL

tiled floor

Tiled flooring, light and airy with radiator, wall mounted digital control for gas fired central heating, wall mounted consumer unit for the electrics, under stairs storage cupboard, double glazed obscured glass window to side aspect.

OPEN PLAN LOUNGE-DINING ROOM

27'6 x 11'5 narrowing to 8'8 excluding bay recess (8.38m x 3.48m narrowing to 2.64m excluding bay recess)

Dual aspect with double glazed bay window to front and double glazed window to rear, tiled flooring, two double radiators, fireplace with wooden fire surround and marble hearth, television and telephone points, doorway providing access to:

KITCHEN

13'8 x 8'3 (4.17m x 2.51m)

Tiled flooring, wall mounted boiler, double radiator, double glazed window to rear aspect with pleasant views onto the garden, double glazed door opening to side providing access to the garden, return door to entrance hall. Fitted with a matching range of eye and base level cupboards and drawers with stone countertops and matching upstands over, gas hob with oven below and extractor over, sunken stainless steel sink with mixer tap and moulded drainer, space for tall fridge freezer, integrated washing machine and tumble dryer.

FIRST FLOOR LANDING

Double glazed window to side aspect, loft hatch providing access to loft space with fixed pull down ladder.

BEDROOM ONE

12'3 x 9' (3.73m x 2.74m)

Radiator, double glazed window to front aspect, door to:

EN SUITE SHOWER ROOM

Walk in shower enclosure, pedestal wash hand basin, low level wc, radiator, part tiled walls, shaver point, wall mounted vanity unit, extractor for ventilation, double glazed window with obscured window to side aspect.

BEDROOM TWO

12'1 x 9'6 (3.68m x 2.90m)

Radiator, double glazed window to rear aspect with views onto the garden.

BEDROOM THREE

8'1 x 7'9 (2.46m x 2.36m)

Radiator, double glazed window to rear aspect with views onto the garden.

BEDROOM FOUR

9'9 x 8'3 (2.97m x 2.51m)

Radiator, double glazed window to front aspect.

BATHROOM

Panelled bath with Victorian style mixer tap and shower attachment, pedestal wash hand basin, low level wc, extractor for ventilation, part tiled walls, radiator, double glazed obscured glass window to side aspect.

OUTSIDE - FRONT

Front garden with driveway providing off road parking for multiple vehicles.

TANDEM DETACHED GARAGE

16'1 x 9'7 (4.90m x 2.92m)

Up and over door, power and light.

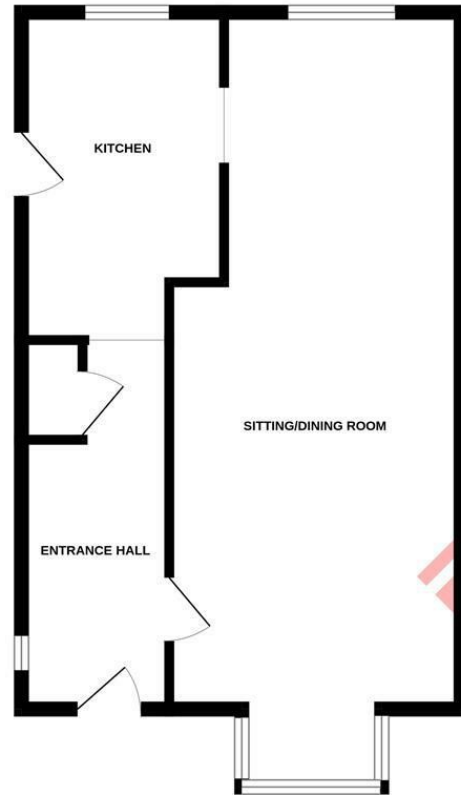
REAR GARDEN

Good size with a stone/ paved patio abutting the property and ample space for patio furniture, good sized section of lawn accessed via steps which wraps around the patio with planted borders that are well-established with a variety of mature plants and shrubs, outside water tap.

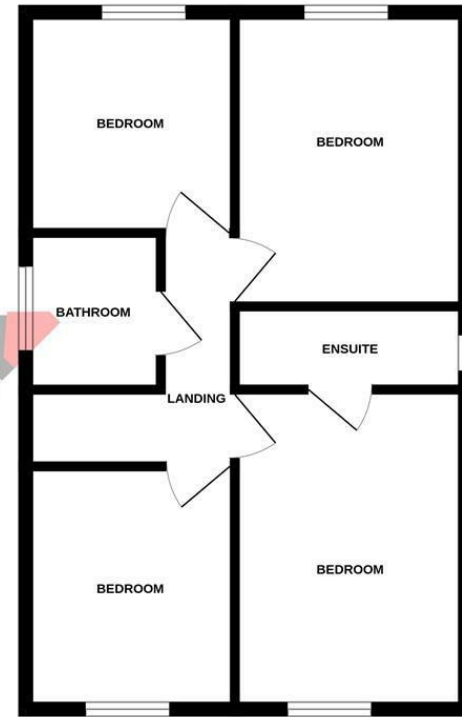
Council Tax Band: D



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) A			85
(81-91) B			
(69-80) C			
(55-68) D		67	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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