



**10, Clinton Crescent, St. Leonards-On-Sea, TN38
0RW**

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Tel: 01424 839111

Offers In Excess Of £650,000

A RARE OPPORTUNITY has arisen to acquire this FOUR BEDROOM, THREE RECEPTION ROOM, EDWARDIAN SEMI-DETACHED HOUSE located on this incredibly sought-after and RARELY AVAILABLE ROAD within St Leonards. Situated within easy reach of central St Leonards, the seafront and Warrior Square with its mainline railway station.

The property retains a plethora of PERIOD FEATURES throughout including HIGH CEILINGS, FIREPLACES and EXPOSED WOODEN FLOORBOARDS. Offering extremely spacious and versatile accommodation over two floors with a grand entrance hallway, LARGE LOUNGE, separate SITTING ROOM, DINING ROOM, kitchen, SHOWER ROOM and separate wc to the ground floor, whilst the first floor accommodation offers FOUR DOUBLE BEDROOMS and a bathroom. Externally the property boasts a large family friendly REAR GARDEN which is predominantly level.

Considered an EXCELLENT LOCATION on this sought-after and RARELY AVAILABLE road within St Leonards. Please call now to arrange your viewing to avoid disappointment.

PRIVATE FRONT DOOR

Leading to:

ENTRANCE PORCH

Tiled flooring, door to:

ENTRANCE HALLWAY

Stairs rising to first floor accommodation, under stairs storage cupboard, radiator, window to side aspect, wall mounted thermostat control.

LOUNGE

17'5 max x 13'8 (5.31m max x 4.17m)

Light room with feature fireplace, bay window to front aspect, picture rail, radiator, exposed wooden floorboards.

SITTING ROOM

15'3 x 13'1 (4.65m x 3.99m)

Windows and double door to rear aspect providing access to the garden, exposed wooden floorboards, feature fireplace, picture rail.

DINING ROOM

12'5 x 10'7 (3.78m x 3.23m)

Feature log burner, exposed wooden floorboards, window to side aspect, picture rail, radiator, doorway to:

KITCHEN

14'3 x 8'10 (4.34m x 2.69m)

Comprising a range of eye and base level units with worksurfaces over, space for fridge freezer, space and plumbing for washing machine, space for tumble dryer, space for gas cooker with extractor above, stainless steel inset sink with mixer tap, wall mounted gas fired boiler, wooden floorboards, window to rear and side aspect, door to rear aspect leading out to the garden.

DOWNSTAIRS SHOWER ROOM

Walk in shower, wash hand basin with storage below, ladder style radiator, window to side aspect.

DOWNSTAIRS WC

Wash hand basin with tiled splashbacks, wc, radiator, obscured window to side aspect.

FIRST FLOOR LANDING

Loft hatch, exposed wooden floorboards.

BEDROOM

17'6 max x 13'9 max (5.33m max x 4.19m max)

Fireplace, exposed wooden floorboards, picture rail, radiator, two windows to front aspect.

BEDROOM

15'5 x 13' (4.70m x 3.96m)

Feature fireplace, exposed wooden floorboards, picture rail, two windows to rear aspect, radiator.

BEDROOM

9' x 10'7 (2.74m x 3.23m)

Window to rear aspect, exposed wooden floorboards, radiator, picture rail.

BEDROOM

11'10 x 9'11 (3.61m x 3.02m)

Feature fireplace, exposed wooden floorboards, picture rail, radiator, window to front aspect.

BATHROOM

Panelled bath with mixer tap and shower attachment, wc, wash hand basin with tiled splashback, exposed wooden floorboards, radiator, part tiled walls, two windows to side aspect.

REAR GARDEN

Private and secluded, predominantly level and considered family friendly, featuring a large area of lawn, mature shrubs, plants and trees, enclosed boundaries, patio area ideal for seating and entertaining in addition to a brick built storage shed, side access to the front of the property.







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			
(81-91) B			
(69-80) C			
(55-68) D		58	71
(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	

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.