



ESTATE AGENTS

2 Oxley Close, Avondale Road, St. Leonards-On-Sea, TN38 0SZ

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Price £375,000

PCM Estate Agents are delighted to present to the market an opportunity to secure this MODERN DETACHED TWO BEDROOM HOUSE forming part of this DEVELOPMENT of just eight properties built approximately 2 years ago located off of Avondale Road within St Leonards. Located in a quiet cul-de-sac with allocated OFF ROAD PARKING for TWO VEHICLES and the remainder of a 10 YEAR STRUCTURAL PREMIER GUARANTEE. There are modern comforts including gas fired central heating and double glazing.

Step inside the spacious accommodation comprising an entrance hall, LOUNGE-DINER with PLEASANT OUTLOOK and access onto the garden, MODERN KITCHEN-BREAKFAST ROOM and a DOWNSTAIRS WC. Upstairs there are TWO DOUBLE BEDROOMS and a main bathroom located off the spacious landing.

Situated within easy reach of local schooling establishments and local amenities, this MODERN DETACHED FAMILY HOME must be viewed to fully appreciate the overall space and position on offer. Please call the owners agents now to book your immediate viewing.

CANOPIED ENTRANCE PORCH

Exterior light, part double glazed door opening to;

ENTRANCE HALL

Staircase rising to upper floor accommodation, radiator, inset ceiling spotlighting.

CLOAKROOM

Low level wc, wash hand basin set into vanity unit.

KITCHEN

13'9" max narrowing to 7'1" x 12'9" (4.19m max narrowing to 2.16m x 3.89m) Double glazed windows to front and side aspects, double glazed doors opening to side, fitted with a matching range of eye and base level cupboards and drawers with worksurfaces over, range of integrated appliances, built in oven with gas hob and fitted cooker hood over.

LOUNGE

16'10" x 10'9" (5.13m x 3.28m)

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

FIRST FLOOR LANDING

Double glazed window to side aspect, trap hatch to loft space, radiator.

BEDROOM ONE

16'10" x 10'10" (5.13m x 3.30m)

Double glazed window to rear aspect, built in cupboard, radiator, inset ceiling spotlighting, return door to landing.

BEDROOM TWO

13'3" max narrowing to 10'7" x 10'6" max (4.04m max narrowing to 3.23m x 3.20m max)

Double glazed window to front aspect, radiator, inset ceiling spotlighting, return door to landing.

BATHROOM

Double glazed window to front aspect, panelled bath with shower over, glass shower screen, low level wc, wash hand basin set into vanity unit beneath.

FRONT GARDEN

Paved pathway, further details to follow as property progresses.

PARKING

Two allocated car parking spaces and wired in preparation for electric vehicle charging points.

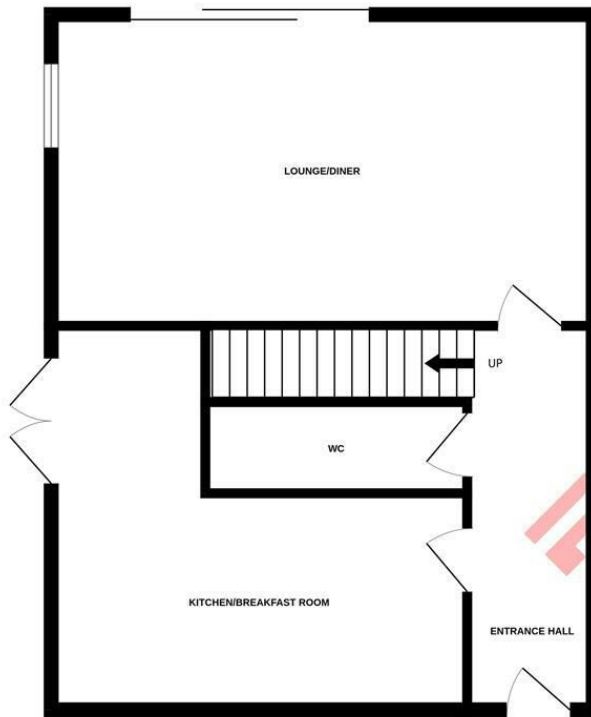
REAR GARDEN

Good sized patio areas leading to gardens enclosed by fencing, prepared and seeded.

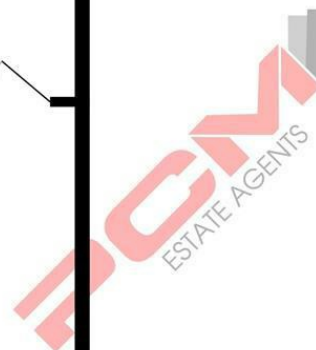
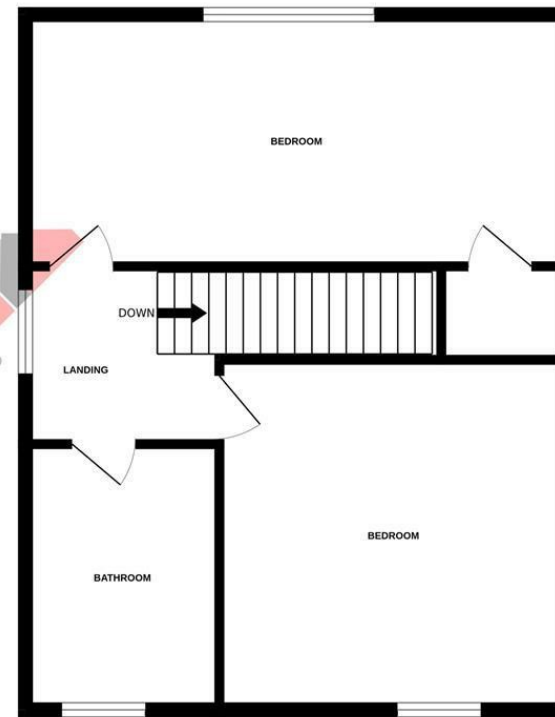
Council Tax Band: D



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			95
(81-91) B		83	
(69-80) C			
(55-68) D			
(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	