



ESTATE AGENTS

8, Laleham Close, St. Leonards-On-Sea, TN37 7JH

Web: www.pcmestateagents.co.uk
Tel: 01424 839111

Price £315,000

PCM Estate Agents are delighted to present to the market a unique opportunity to secure this exceptionally well presented MODERN THREE BEDROOM TERRACED FAMILY HOME tucked away in a quiet cul-de-sac location within a favourable region of St Leonards, with a GARAGE located in a block close by.

Inside, the well-appointed and well-proportioned accommodation is arranged over two floors and comprises an entrance hall, lounge, OPEN PLAN KITCHEN-DINER which opens to a LANDSCAPED AND RELATIVELY LEVEL FAMILY FRIENDLY GARDEN, upstairs there are THREE BEDROOMS and a MODERN BATHROOM located off of the spacious landing. The property benefits from having gas fired central heating and double glazing.

Located within easy reach of popular schooling establishments and nearby local amenities. Please call the owners agents now to book your viewing to avoid disappointment.

DOUBLE GLAZED FRONT DOOR

Leading to;

ENTRANCE HALL

Stairs rising to upper floor accommodation, radiator, wall mounted Hive control for gas fired central heating, laminate flooring, door to;

LIVING ROOM

13'3" x 13'2" (4.04m x 4.01m)

Television point, radiator, double glazed bay window to front aspect, open plan to;

KITCHEN/ DINING ROOM

16'6" x 9'3" (5.03m x 2.82m)

Modern newly fitted kitchen with a range of eye and base level cupboards and drawers having soft close hinges and complimentary work surfaces over, four ring electric hob with oven below and extractor over, space and plumbing for washing machine, space for American style fridge freezer, under stairs storage cupboard, breakfast bar, wood laminate flooring, ample space for dining table, inset drainer/ sink unit with mixer tap, inset down lights, under cupboard lighting, double glazed window and double glazed French doors overlooking and opening to garden.

FIRST FLOOR LANDING

Loft hatch providing access to loft space, storage cupboard, door to;

BEDROOM ONE

11'8" x 9'9" (3.56m x 2.97m)

Radiator, fitted wardrobes, double glazed window to rear aspect with pleasant views over the garden.

BEDROOM TWO

10'5" x 10'0" (3.18m x 3.05m)

Built in cupboard, radiator, two double glazed windows to front aspect.

BEDROOM THREE

6'9" x 6'3" (2.06m x 1.91m)

Double glazed window to front aspect.

BATHROOM

P shaped panelled bath with mixer tap, shower over bath with rain style shower head and further hand-held shower attachment, dual flush low level wc, pedestal wash hand basin with mixer tap, chrome ladder style heated towel rail, tiled walls, wood laminate flooring, inset down lights, double glazed pattern glass window to rear aspect.

FRONT GARDEN

Pathway to front door, area of lawn with planted flower beds.

REAR GARDEN

Decked patio area with two steps down onto pathway leading to rear gated access, area of lawn, flowerbed to side, fenced boundaries and ample outside space for relaxing and enjoying the nicer weather.

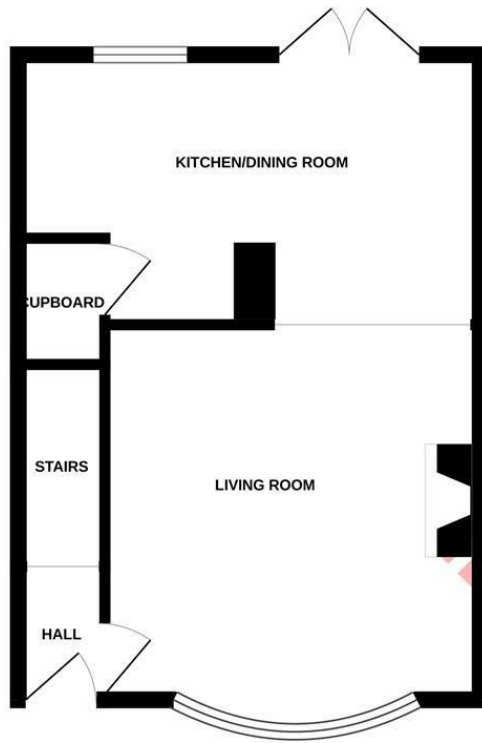
GARAGE IN BLOCK

Up and over door.

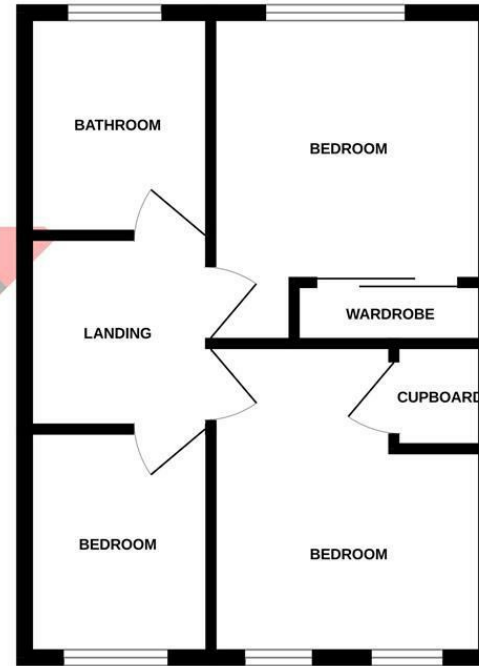
Council Tax Band: C



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.
Made with Metropix ©2024

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.

