



ESTATE AGENTS

**5, Fulford Close, St. Leonards-on-sea, TN38 0PN**

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**Price £315,000**



PCM Estate Agents are delighted to present to the market an opportunity to secure this DETACHED THREE BEDROOM HOUSE with GARAGE, DRIVEWAY, an ENCLOSED GARDEN and SEA VIEWS. Offered to the market CHAIN FREE and located within this quiet cul-de-sac within the popular West St Leonards area.

The property offers benefits including gas fired central heating, double glazing and offers accommodation arranged over two floors comprising an entrance porch leading to entrance hall, DOWNSTAIRS WC, LOUNGE-DINER, kitchen, upstairs landing, THREE BEDROOMS and a bathroom. The property has modern comforts including gas fired central heating and double glazing.

Conveniently positioned within easy reach of West St Leonards train station, popular schooling establishments and nearby local amenities. The property offers LOVELY VIEWS off the back of the house extending over St Leonards, with VIEWS to the SEA and BEACHY HEAD.

Please call the owners agents now to book your viewing to avoid disappointment.

#### **DOUBLE GLAZED COMPOSITE FRONT DOOR**

Opening onto:

#### **PORCH**

Tiled flooring, built in storage, double glazed window to side aspect, door leading to:

#### **ENTRANCE HALL**

Stairs rising to upper floor accommodation, double radiator, doors opening to:

#### **DOWNSTAIRS WC**

Low level wc, wash hand basin, double glazed obscured glass window to front aspect.

#### **LOUNGE-DINING ROOM**

17'3 x 16'1 (5.26m x 4.90m)

Wood laminate flooring, radiator, under stairs storage cupboard, wall mounted fuse box, telephone and television points, radiator, dual aspect room with double glazed windows to side and rear aspects, double glazed French doors to rear aspect providing a pleasant outlook and access onto the garden. Views can be enjoyed beyond the garden over neighbouring rooftops and to the sea.

#### **KITCHEN**

10'7 x 10'2 (3.23m x 3.10m)

Radiator, part tiled walls, vinyl flooring, fitted with a matching range of eye and base level cupboards and drawers with worksurfaces over, four ring gas hob with oven below and

extractor over, inset one & ½ bowl drainer-sink unit with mixer tap, four ring gas hob with oven below and extractor over, space and plumbing for washing machine, space for tall fridge freezer, ample space for breakfast table,. double glazed window to front aspect.

#### **FIRST FLOOR LANDING**

Loft hatch providing access to loft space, double glazed window to side aspect, doors opening to:

#### **BEDROOM ONE**

12'9 x 11'2 narrowing to 9'3 (3.89m x 3.40m narrowing to 2.82m)

Radiator, double glazed tilt and turn windows to rear aspect enjoying views over the garden and far reaching views beyond to the sea, Beachy Head and towards Combe Valley Country Park.

#### **BEDROOM TWO**

13'4 x 11' narrowing to 8'6 (4.06m x 3.35m narrowing to 2.59m)

Radiator, double glazed window to front aspect.

#### **BEDROOM THREE**

8' x 7'9 (2.44m x 2.36m)

Radiator, double glazed tilt and turn window to rear aspect with pleasant views extending over the garden and far reaching views beyond of the sea, Beachy Head and towards Combe Valley Country Park.

#### **FAMILY BATHROOM**

Panelled bath with Victorian style mixer tap and shower attachment, glass shower screen, dual flush low level wc, pedestal wash hand basin, ladder style heated towel rail, wall mounted cupboard concealed Worcester boiler also having additional storage space, part tiled walls, tile effect vinyl flooring, double glazed opaque glass window to rear aspect.

#### **REAR GARDEN**

Good sized and mainly laid to lawn with pond and patio, pleasant sea views can be enjoyed from the garden, with fenced boundaries, gated side access, enjoying plenty of privacy and the afternoon/ evening sunshine.

#### **FRONT GARDEN**

Lawned with steps down to the front door, driveway to the side providing off road parking and access to:

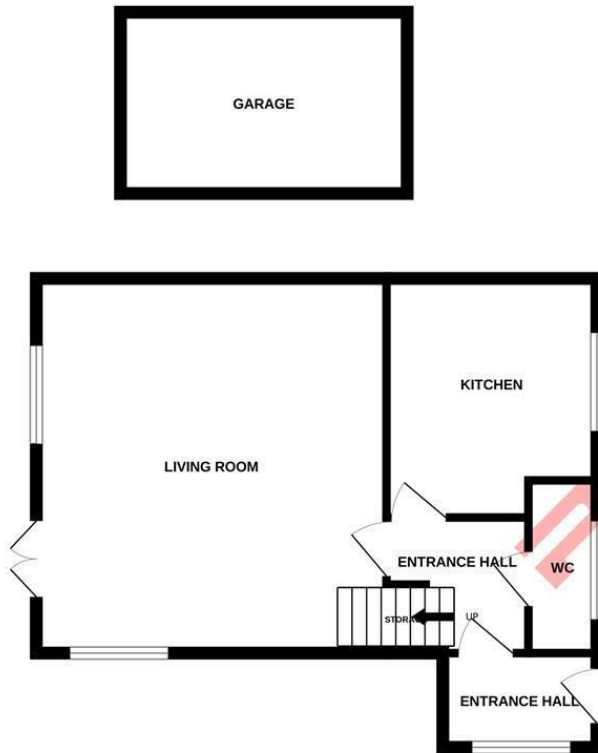
#### **GARAGE**

Attached to a neighbouring garage with up and over door.

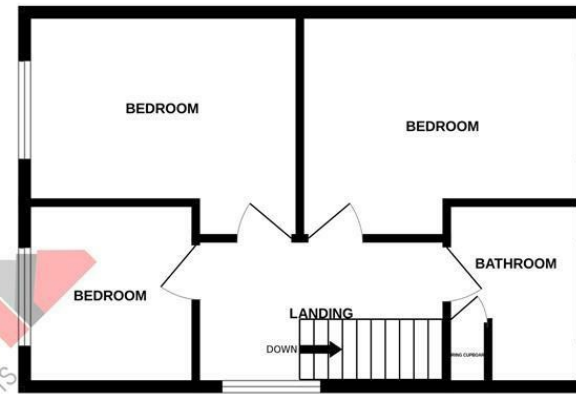
Council Tax Band: D



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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>86</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>66</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		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.