



26, Wadhurst Close, St. Leonards-On-Sea, TN37 7AZ

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Guide Price £350,000

GUIDE PRICE £350,000 to £375,000

PCM Estate Agents are delighted to present to the market an opportunity to secure this ATTRACTIVE DETACHED THREE DOUBLE BEDROOM HOUSE offered to the market with a MODERN KITCHEN & BATHROOM, gas fired central heating, double glazing, OFF ROAD PARKING, GARAGE and a GOOD SIZED TERRACED GARDEN.

Inside the overall accommodation comprises an entrance hall, DOWNSTAIRS WC, DUAL ASPECT LOUNGE-DINER, modern NEWLY FITTED KITCHEN with BUILT IN APPLIANCES, upstairs landing, THREE DOUBLE BEDROOMS and a bathroom with Jacuzzi style bathtub and separate shower enclosure.

The property is conveniently located within a quiet cul-de-sac within St Leonards, close to popular schooling establishments and nearby local amenities. The house must be viewed to fully appreciate the overall space and position on offer.

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

DOUBLE GLAZED FRONT DOOR

Opening to:

ENTRANCE HALL

Stairs rising to upper floor accommodation, wood laminate flooring, radiator, under stairs storage cupboard, wall mounted thermostat control for gas fired central heating, double glazed window to front aspect, doors opening to:

DOWNSTAIRS WC

Low level wc, wash hand basin, tiled walls, double glazed frosted glass window to front aspect. 1

OPEN PLAN DUAL ASPECT LOUNGE-DINING ROOM

25' max x 11'9 (7.62m max x 3.58m)

Double glazed window to front and double glazed French doors to rear providing outlook and access onto the garden, fireplace with brick surround, wooden mantle and inset electric fire, coving to ceiling, three radiator's, dado rail, television point.

KITCHEN

11'8 x 9'8 (3.56m x 2.95m)

Fitted with a matching range of eye and base level cupboards and drawers fitted with soft close hinges and having complimentary worksurfaces over and tiled splashbacks, five ring gas hob with fitted cooker hood over and electric fan assisted oven below, incorporated within the sale is an American style fridge freezer, integrated microwave, space and plumbing for washing machine and separate tumble dryer, inset resin sink

with mixer tap, built in waste disposal, under cupboard lighting as well as inset down lights, dual aspect room with double glazed window and door to side, double glazed window to rear with views onto the garden.

FIRST FLOOR LANDING

Loft hatch providing access to loft space, airing cupboard housing immersion heater, double glazed window to side aspect.

BEDROOM ONE

12'6 x 11'6 (3.81m x 3.51m)

Built in double wardrobe, radiator, ceiling light with fan, dado rail, double glazed window to front aspect.

BEDROOM TWO

11'4 x 9'5 (3.45m x 2.87m)

Recessed shelving (could easily be made into a wardrobe with cupboard space over), dado rail, radiator, double glazed window to front aspect.

BEDROOM THREE

10'1 x 9' (3.07m x 2.74m)

Dado rail, radiator, ceiling light with fan, double glazed window to rear aspect with views onto the garden.

BATHROOM

Jacuzzi style bathtub with walk in shower enclosure, rain style shower head and further hand-held shower attachment, concealed cistern dual flush low level wc, vanity enclosed wash hand basin with mixer tap to side, ladder style heated towel rail, down lights, tiled flooring, part tiled walls, wall mounted mirror, extractor fan for ventilation, double glazed obscured glass window to front aspect.

OUTSIDE - FRONT

Driveway providing off road parking for multiple vehicles, landscaped garden laid with slate chippings and stepping stones, outside lighting, gated access to rear garden.

GARAGE

Up and over door.

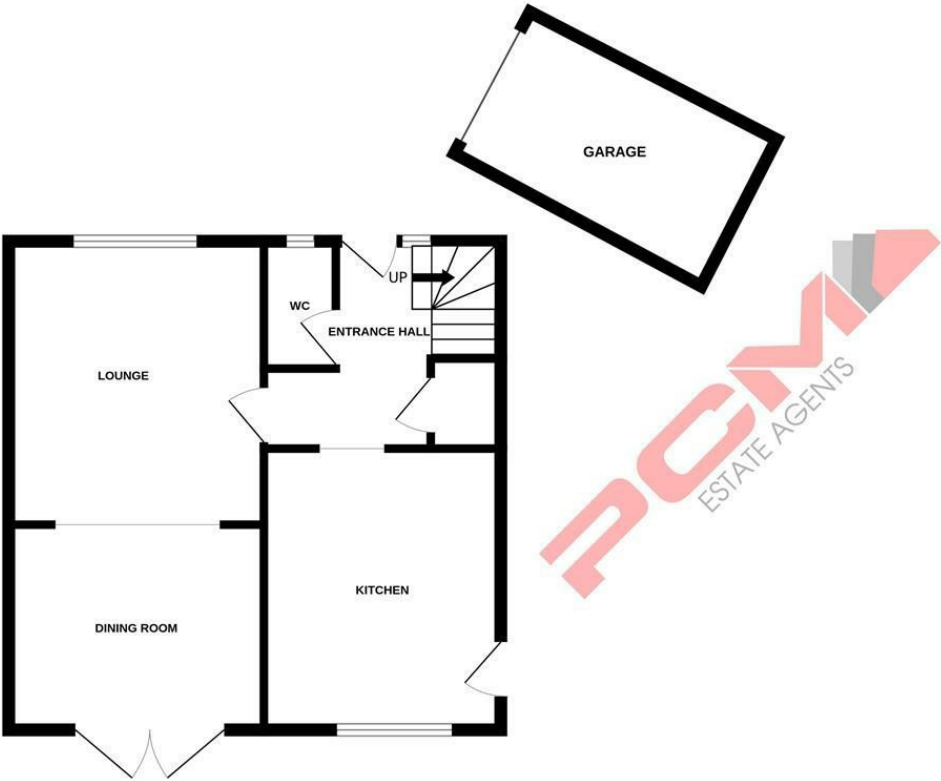
REAR GARDEN

Good sized enclosed landscaped areas of garden, planted areas, section of lawn, patio area, outside wall lighting, fenced boundaries, gated access to driveway and a lean to/ storage area off the back of the garage.

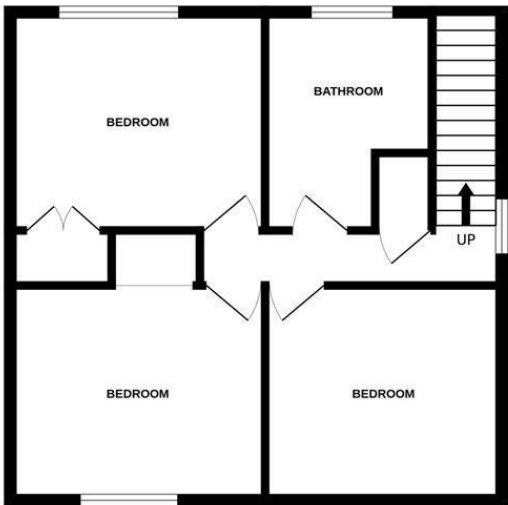
Council Tax Band: D



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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