



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

Web: [www.pcimestateagents.co.uk](http://www.pcimestateagents.co.uk)  
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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.

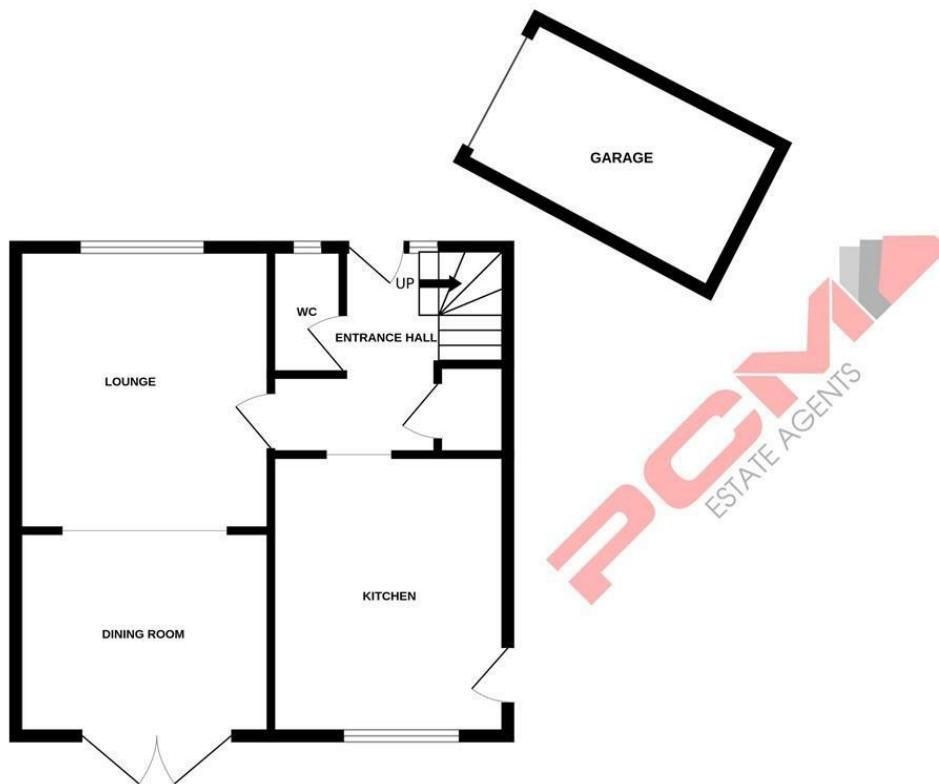
#### **REAR GARDEN**

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.

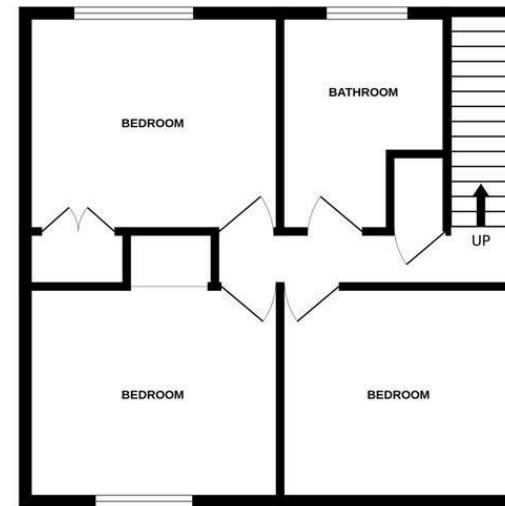
Council Tax Band: D



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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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		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England & Wales		78	54

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
EU Directive 2002/91/EC			
England & Wales		54	78