



ESTATE AGENTS

**14, Asten Close, St. Leonards-On-Sea, TN38 8DJ**

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**Price £350,000**

A THREE DOUBLE BEDROOM SEMI DETACHED HOUSE occupying a GENEROUS CORNER PLOT with FANTASTIC PRIVATE REAR GARDEN, GARAGE and far reaching SEA VIEWS. Located towards the end of this highly sought-after and RARELY AVAILABLE quiet cul-de-sac within West St Leonards.

The property offers spacious accommodation throughout comprising an entrance porch, entrance hallway, 17ft LOUNGE-DINER, MODERN KITCHEN, downstairs wc, first floor landing, THREE DOUBLE BEDROOMS and a family bathroom. Externally the property boasts a well-presented, PRIVATE & SECLUDED GARDEN which extends to a good size and is considered FAMILY FRIENDLY, mainly laid to lawn with a large decked area and SUMMER HOUSE, ideal for seating and entertaining. To the front of the property is OFF ROAD PARKING for multiple vehicles leading to a GARAGE.

Situated within close proximity to local schooling, whilst also being within easy reach of the seafront. The property is considered an IDEAL FAMILY HOME.

Please call PCM Estate Agents now to arrange your immediate viewing to avoid disappointment.

#### **PRIVATE FRONT DOOR**

Leading to:

#### **ENTRANCE PORCH**

Spacious with double glazed windows to front and side aspects, door to:

#### **ENTRANCE HALLWAY**

Stairs rising to first floor accommodation, under stairs storage area.

#### **LOUNGE-DINER**

17'9 x 10'9 (5.41m x 3.28m)

Double glazed window to rear aspect overlooking the garden, radiator, electric fireplace.

#### **KITCHEN**

12'8 x 7'3 (3.86m x 2.21m)

Beautifully presented modern fitted kitchen comprising a range of eye and base level units with worksurfaces over, space for cooker with extractor above, space for fridge freezer, integrated washing machine, inset sink with flexi mixer tap, double glazed windows to rear and side aspect enjoying a pleasant outlook over the garden, rear door providing access to garden.

#### **DOWNSTAIRS WC**

Floating wash hand basin with storage below, wc, chrome ladder style radiator, part tiled walls, double glazed obscured window to front aspect.

#### **FIRST FLOOR LANDING**

Airing cupboard, doors to:

#### **BEDROOM**

11'5 x 10'6 (3.48m x 3.20m)

Double glazed window to rear aspect enjoying pleasant far reaching views towards the sea, radiator.

#### **BEDROOM**

12' x 8'1 (3.66m x 2.46m)

Double glazed window to front aspect, radiator.

#### **BEDROOM**

10'6 x 6'9 (3.20m x 2.06m)

Double glazed window to rear aspect enjoying pleasant far reaching views towards the sea, radiator.

#### **BATHROOM**

Panelled bath with mixer tap and shower attachment, shower screen, dual flush wc, wash hand basin, radiator, built in storage, loft hatch, part tiled walls, double glazed obscured window to front aspect.

#### **REAR GARDEN**

Occupying a generous corner plot and boasting a fantastic garden that is private and secluded. The garden is mainly laid to lawn and features a range of mature shrubs, plants and trees. There is a spacious decked area ideal for seating and entertaining with a summer house and a cattery/ wooden gazebo offering further seating space, undercroft storage, storage shed, outside water tap, side access to the front of the property.

#### **OUTSIDE - FRONT**

Driveway providing off road parking for multiple vehicles leading to:

#### **GARAGE**

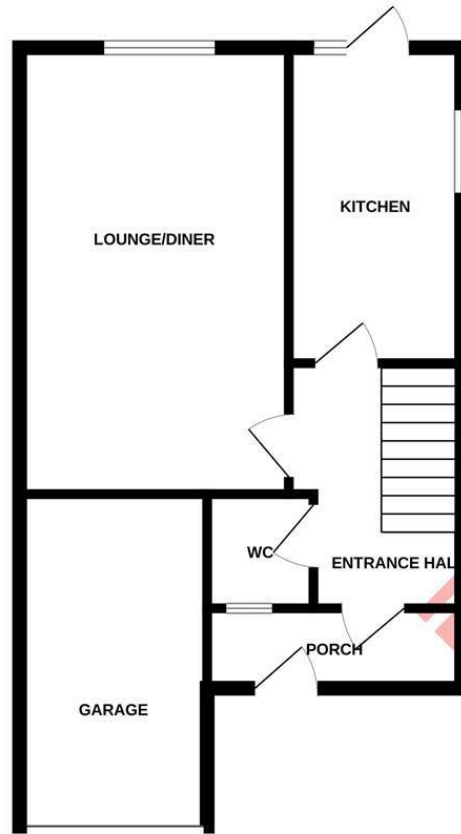
15'11 x 8'6 (4.85m x 2.59m)

Up and over door, power, lighting and wall mounted gas fired boiler

Council Tax Band: C



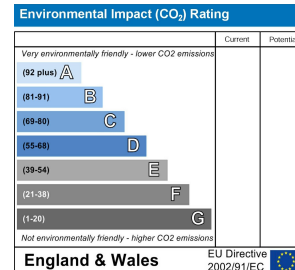
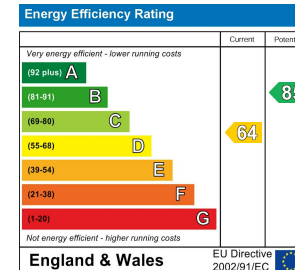
GROUND FLOOR



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.  
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