



ESTATE AGENTS

**21, Sandy Close, St. Leonards-On-Sea, TN37 7LB**

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**Price £310,000**

PCM Estate Agents are delighted to offer to the market an opportunity to secure this BEAUTIFULLY PRESENTED THREE/ FOUR BEDROOM MID-TERRACED FAMILY HOME tucked away in quiet cul-de-sac within St Leonards, close to Little Ridge and the Conquest Hospital.

The property offers exceptionally well-presented, SPACIOUS OPEN PLAN ACCOMMODATION comprising an entrance hallway, 19ft KITCHEN-BREAKFAST ROOM open plan to a well-presented lounge in addition to a STUDY/ FOURTH BEDROOM, whilst to the first floor there are THREE GOOD SIZED BEDROOMS, a MODERN SHOWER ROOM suite with wc and a SEPARATE WC. Externally the property benefits from OFF ROAD PARKING to the front, whilst to the rear is a PRIVATE AND SECLUDED GARDEN.

The property is considered an IDEAL FAMILY HOME, please call now to arrange your immediate viewing to avoid disappointment.

#### **PRIVATE FRONT DOOR**

Leading to;

#### **ENTRANCE HALL**

Double glazed window to front aspect, radiator, stairs rising to first floor accommodation, wall mounted thermostat control, open plan to;

#### **KITCHEN-BREAKFAST ROOM**

19'5 x 7'2 max (5.92m x 2.18m max)

Beautifully presented and fitted with a modern range of eye and base level units with worksurfaces over, five ring gas hob with extractor above and oven below, integrated oven and grill, integrated microwave, space for American style fridge freezer, integrated washing machine, inset sink with mixer tap, double glazed window and door to rear aspect leading onto the garden, ample space for breakfast table and chairs, under stairs storage cupboard, storage cupboard housing wall mounted gas fired boiler, open plan to;

#### **LOUNGE**

12'8 x 11'11 (3.86m x 3.63m)

Double glazed window to rear aspect, radiator.

#### **BEDROOM FOUR/ STUDY**

11'10 x 6'3 (3.61m x 1.91m)

Double glazed window to front aspect, radiator.

#### **FIRST FLOOR LANDING**

Loft hatch, airing cupboard.

#### **BEDROOM**

11'11 max x 10'7 (3.63m max x 3.23m)

Built in wardrobe with sliding doors, double glazed window to front aspect, radiator.

#### **BEDROOM**

10'7 x 8'10 (3.23m x 2.69m)

Double glazed window to rear aspect, radiator.

#### **BEDROOM**

10'7 x 6'6 (3.23m x 1.98m)

Storage cupboard, double glazed window to front aspect, radiator.

#### **SHOWER ROOM**

7'8 x 5'5 (2.34m x 1.65m)

Walk in double shower with shower screen, dual; flush wc, wash hand basin with storage below, shaver point, inset spotlights to ceiling, double glazed obscured window to rear aspect.

#### **SEPARATE WC**

5'4 x 2'9 (1.63m x 0.84m)

Dual flush wc, wash hand basin with storage below, inset spotlights to ceiling.

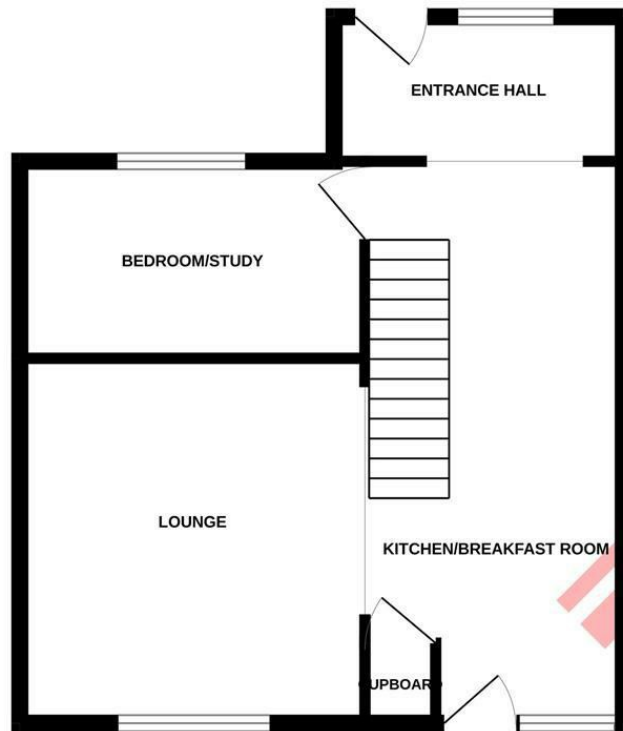
#### **REAR GARDEN**

Private and secluded, mainly decked for ease of maintenance, ideal for seating and entertaining, large storage shed having power.

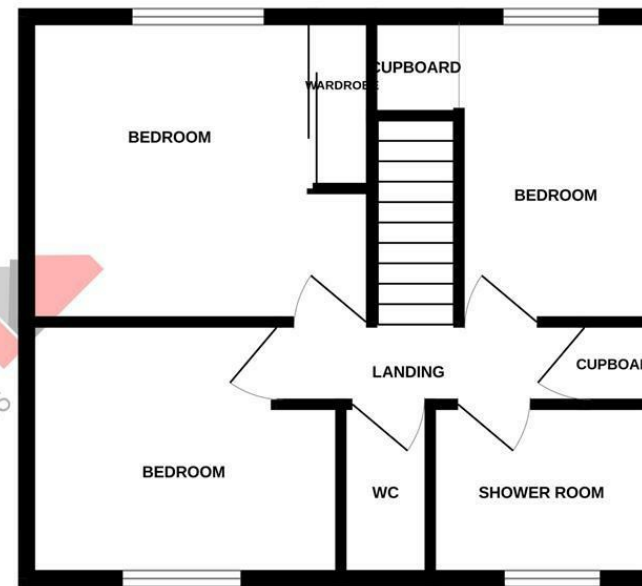
Council Tax Band: B



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) 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			
		68	84
England & Wales	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) 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			
England & Wales	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.