



**PCMA**  
ESTATE AGENTS

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**Price £315,000**



PCM Estate Agents are delighted to present to the market an opportunity to secure this EXTENDED THREE BEDROOM MODERNISED FAMILY HOME with EXCEPTIONALLY LARGE GARDENS. Offered to the market with modern comforts including gas fired central heating and double glazing, NEWLY FITTED KITCHEN & BATHROOM and well-proportioned and well-decorated accommodation arranged over two floors.

Accommodation comprises an entrance hall, DUAL ASPECT LOUNGE-DINER which is OPEN PLAN onto the MODERN KITCHEN, from here you can enter the extended part of the house via a hallway leading to a DOWNSTAIRS WC and separate UTILITY ROOM. Upstairs, there are THREE GOOD SIZED BEDROOMS, a modern NEWLY FITTED BATHROOM SUITE with a shower located off the landing.

The property occupies a larger than average plot for the area with EXCEPTIONALLY LARGE GARDENS extending off the back and behind neighbouring properties to the side elevation.

This FAMILY HOME must be viewed to fully appreciate the overall space and position on offer and we encourage you to view. Please call the owners agents now to book your viewing.

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

Opening to:

#### **ENTRANCE HALL**

Stairs rising to upper floor accommodation, wood laminate flooring, under stairs storage cupboard, door opening to kitchen and door to lounge-diner.

#### **DUAL ASPECT LOUNGE-DINING ROOM**

22'2 x 10'1 (6.76m x 3.07m)

Continuation of the wood laminate flooring, two radiator, television point, picture rail, wall lighting and ceiling lighting, double glazed window to front aspect, double glazed French doors to rear aspect, open plan to:

#### **KITCHEN**

14'2 max x 7' (4.32m max x 2.13m)

Modern and newly fitted, built with a matching range of eye and base level cupboards and drawers with complimentary worksurfaces over, electric hob with extractor over, waist level oven and separate grill, inset one & ½ bowl drainer-sink unit with mixer tap, space for under counter fridge, space and plumbing for dishwasher, part tiled walls, continuation of the wood laminate flooring, inset down lights, double glazed window to rear aspect with views onto the garden, door to:

#### **SIDE HALLWAY**

21'8 x 3'5 (6.60m x 1.04m)

In the process of being decorated and will have a similar wood laminate flooring to the downstairs accommodation, part brick construction with a UPVC double glazed window to side aspect and UPVC double glazed doors to front and rear elevations providing front and rear access.

#### **UTILITY ROOM**

10'3 x 6'7 (3.12m x 2.01m)

Space and plumbing for washing machine and tumble dryer, space for additional fridge freezer, power and light, double glazed window to side aspect.

#### **DOWNSTAIRS WC**

Modern suite, tiled walls, tiled flooring, low level wc incorporating a wash hand basin with chrome mixer tap, double glazed obscured glass window to front aspect.

#### **FIRST FLOOR LANDING**

Loft hatch providing access to loft space, double glazed window to rear aspect with views onto the garden.

#### **BEDROOM ONE**

12'9 x 11' (3.89m x 3.35m)

Radiator, two double glazed windows to front aspect.

#### **BEDROOM TWO**

14'2 x 9'1 (4.32m x 2.77m)

Radiator, two double glazed windows to rear aspect.

#### **BEDROOM THREE**

11'4 x 7'5 (3.45m x 2.26m)

Radiator, recessed cupboard, double glazed window to front aspect.

#### **BATHROOM**

Modern newly fitted suite with bath and separate shower, panelled bath with chrome mixer tap and shower attachment, separate walk in shower with chrome shower fixing, waterfall style shower head and further hand-held shower attachment, glass shower screen, pedestal wash hand basin, dual flush low level wc, chrome ladder style heated towel rail, tiled walls, wood laminate flooring, double glazed obscured glass window to rear aspect.

#### **OUTSIDE- FRONT**

Pathway to front door.

#### **REAR GARDEN**

Larger than average garden extending off the back and deviates down the left hand side elevation. There is a patio abutting the property, planted borders and a good sized section of lawn,. The garden is family friendly and offers plenty of space to enjoy.

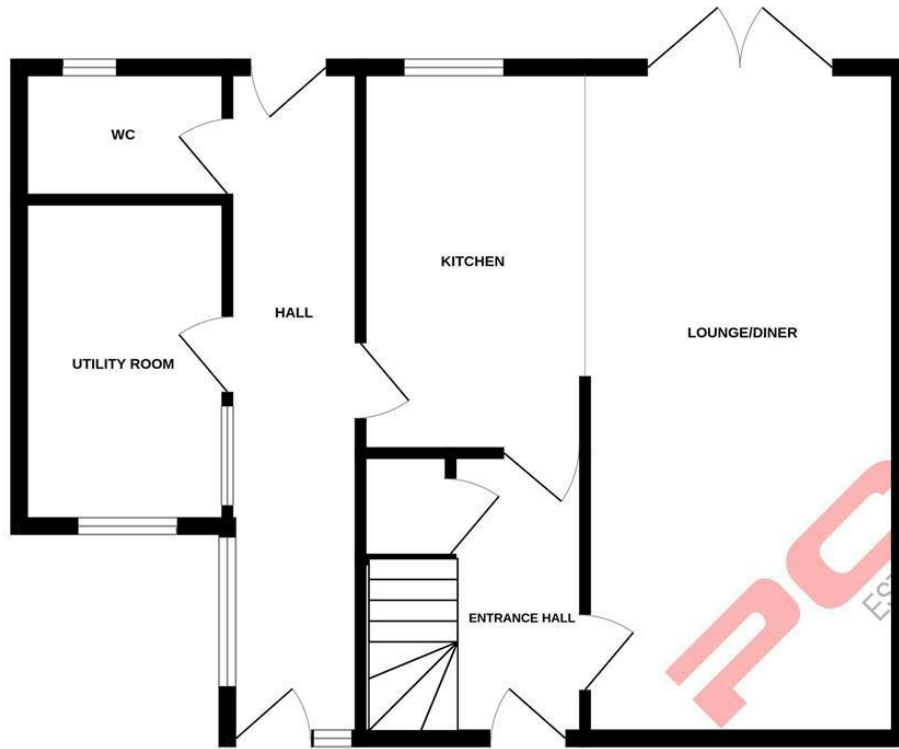
Council Tax Band: B



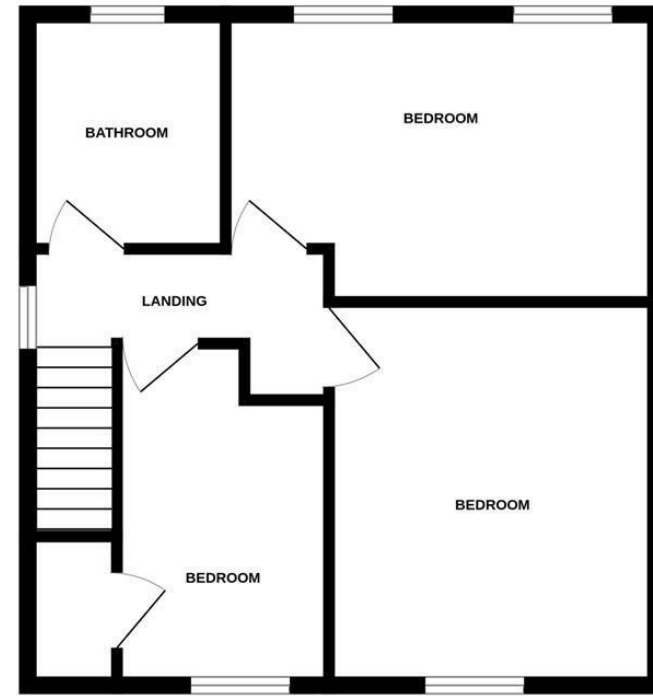




GROUND FLOOR



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			84
(81-91) B			
(69-80) C			
(55-68) D		60	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
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.