

ESTATE AGENTS

**37, Kingsley Close, St. Leonards-On-Sea, TN37 7BX**

Web: [www.pcmestateagents.co.uk](http://www.pcmestateagents.co.uk)  
Tel: 01424 839111

**Price £265,000**



PCM Estate Agents are delighted to present to the market an opportunity to secure this MID TERRACED THREE BEDROOMED HOUSE tucked away in a quiet cul-de-sac location on the outskirts of St Leonards, close to popular schooling establishments and within easy reach of amenities.

The property offers modern comforts to include gas fired central heating, double glazing and offers well-presented accommodation over two floors comprising an entrance hall, LOUNGE-DINER, kitchen, upstairs landing, THREE BEDROOMS and a bathroom. The property also has an ALLOCATED PARKING SPACE to the front and a block paved driveway providing OFF ROAD PARKING for one vehicle.

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

### **DOUBLE GLAZED FRONT DOOR**

Opening to:

### **ENTRANCE HALL**

Wall mounted cupboard concealed consumer unit for the electrics, radiator, telephone point, wood laminate flooring, doors opening to kitchen and open plan lounge-diner.

### **LOUNGE-DINER**

15'9 x 13'8 (4.80m x 4.17m)

Wood flooring, television point, double radiator, under stairs storage cupboard, double glazed sliding patio doors providing access and outlook onto the garden.

### **KITCHEN**

10'3 x 7'6 (3.12m x 2.29m)

Part tiled walls, tile effect laminate flooring, wall mounted boiler, fitted with a matching range of eye and base level cupboards and drawers with worksurfaces over, electric hob with oven and grill below and extractor over, inset drainer-sink unit with mixer tap, space and plumbing for slimline dishwasher and washing machine, space for tall fridge freezer, double glazed window to front aspect.

### **FIRST FLOOR LANDING**

Loft hatch providing access to loft space, doors opening to:

### **BEDROOM ONE**

13'6 max x 9'7 (4.11m max x 2.92m)

Under stairs storage cupboard, further fitted wardrobes, double radiator, coving to ceiling, double glazed window to front aspect.

### **BEDROOM TWO**

11'5 x 7'1 (3.48m x 2.16m)

Double radiator, double glazed window to rear aspect.

### **BEDROOM THREE**

7'9 x 5'9 (2.36m x 1.75m)

Wood laminate flooring, radiator, double glazed window to rear aspect with views onto the garden.

### **BATHROOM**

P shaped panelled bath with chrome mixer tap, dual flush low level wc, wall mounted vanity enclosed wash hand basin with mixer tap, ladder style heated towel rail, tiled walls, wood effect laminate flooring, extractor fan for ventilation.

### **OUTSIDE - FRONT**

Private allocated parking bay and block paved drive to the front providing off road parking for one vehicle.

### **REAR GARDEN**

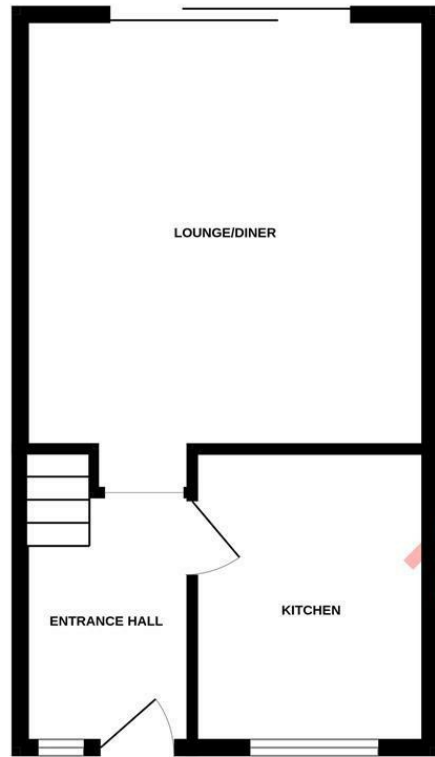
Enclosed and low-maintenance with fenced boundaries, ample space to sit out and enjoy with decked wooden patio abutting the property, few steps up to a section of artificial lawn and a planting bed retained by railway sleepers.

Council Tax Band: B

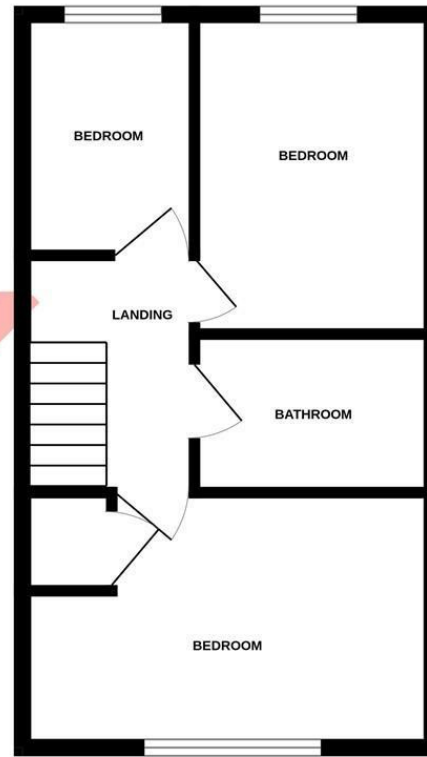




GROUND FLOOR



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.  
Made with Metropix ©2024

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) <b>A</b>			<b>91</b>
(81-91) <b>B</b>		<b>78</b>	
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	