



ESTATE AGENTS

30, Albourne Close, St. Leonards-On-Sea, TN38 0GT

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Price £375,000

A BEAUTIFULLY PRESENTED, EXTENDED, THREE BEDROOM DETACHED HOUSE located on this highly sought-after and RARELY AVAILBALE cul-de-sac in West St Leonards, within reach of local schooling facilities.

The property offers spacious accommodation throughout comprising an entrance hallway, lounge, ADDITIONAL SITTING ROOM with feature LOG BURNER, modern KITCHEN-DINER leading out to a CONSERVATORY and a DOWNSTAIRS WC, whilst to the first floor there are THREE DOUBLE BEDROOMS all of which are of a good size in addition to the main bathroom.

Externally the property boasts a BEAUTIFULLY PRESENTED PRIVATE & SECLUDED GARDEN with multiple seating areas, ideal for entertaining, whilst to the front there is a well-presented front garden with DRIVEWAY providing OFF ROAD PARKING for multiple vehicles.

Located in this highly sought-after and quiet cul-de-sac within St Leonards, within easy reach of a range of local schooling facilities. 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 HALLWAY

Split level with stairs rising to landing, radiator, wall mounted thermostat control.

LOUNGE

15' max x 13'2 max (4.57m' max x 4.01m max)

Double glazed bay window to front aspect, under stairs storage cupboard, radiator.

SITTING ROOM

16'2 x 8'1 (4.88m'0.61m x 2.44m'0.30m)

Formerly the garage, light and airy dual aspect room with feature log burner, double glazed French doors to rear aspect leading out to the garden, double glazed window to it front aspect, electric radiator. This room is considered ideal for a sitting room/ home office/ potential fourth bedroom.

KITCHEN-BREAKFAST ROOM

15'10 x 11'4 narrowing to 8'5 (4.83m x 3.45m narrowing to 2.57m)

Modern and comprising a range of eye and base level units with worksurfaces

over, space for Range cooker with extractor above, space and plumbing for washing machine, space and plumbing for dishwasher, inset sink with mixer tap, breakfast bar, space for fridge freezer, utility cupboard with space for tumble dryer, open plan to:

CONSERVATORY

Double glazed windows to rear and side aspects, double glazed French doors to side aspect leading out to the garden, ample space for dining table and chairs, electric radiator.

DOWNSTAIRS WC

Wash hand basin with tiled splashback, wc, radiator.

FIRST FLOOR LANDING

Split level with loft hatch, airing cupboard, double glazed window to side aspect.

BEDROOM

14'2 max x 10'10 max (4.32m max x 3.30m max)

Double glazed bay window to front aspect, over stairs storage cupboard, radiator.

BEDROOM

11'4 x 9'2 (3.45m x 2.79m)

Double glazed window to rear aspect, radiator.

BEDROOM

8'1 x 7' (2.46m x 2.13m)

Double glazed window to rear aspect, radiator.

BATHROOM

P shaped panelled bath with mixer tap and shower attachment, shower screen, wc, wash hand basin, part tiled walls, double glazed obscured window to side aspect, radiator.

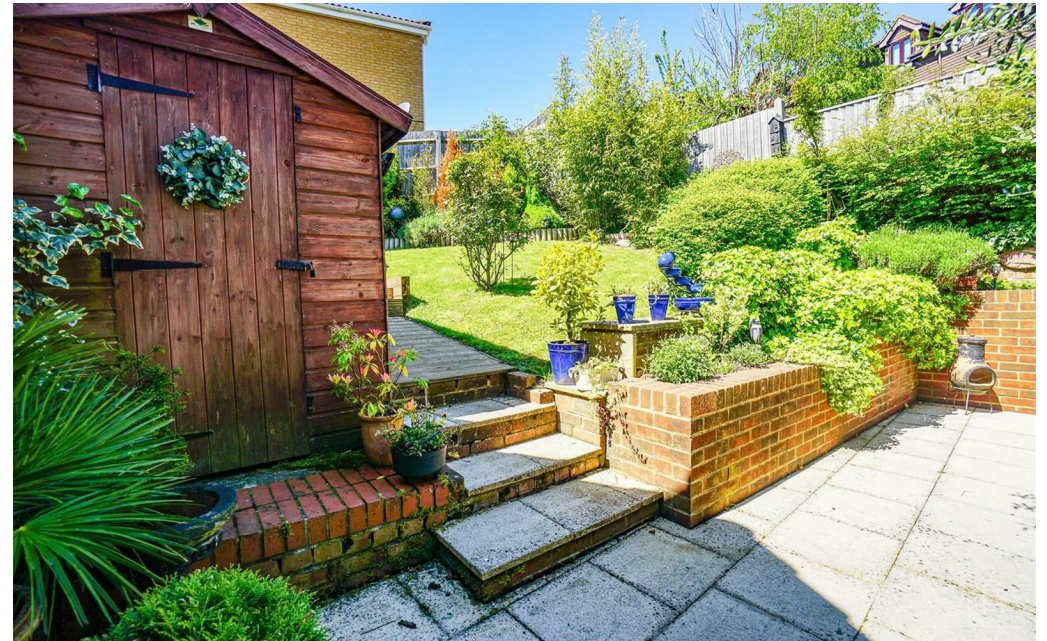
REAR GARDEN

Beautifully presented, private and secluded garden with multiple seating areas ideal for entertaining, large patio area with steps up to an area of decking. The rest of the garden is laid to lawn and features a range of beautiful mature shrubs, plants and trees, storage shed, outside water tap and enclosed fenced boundaries.

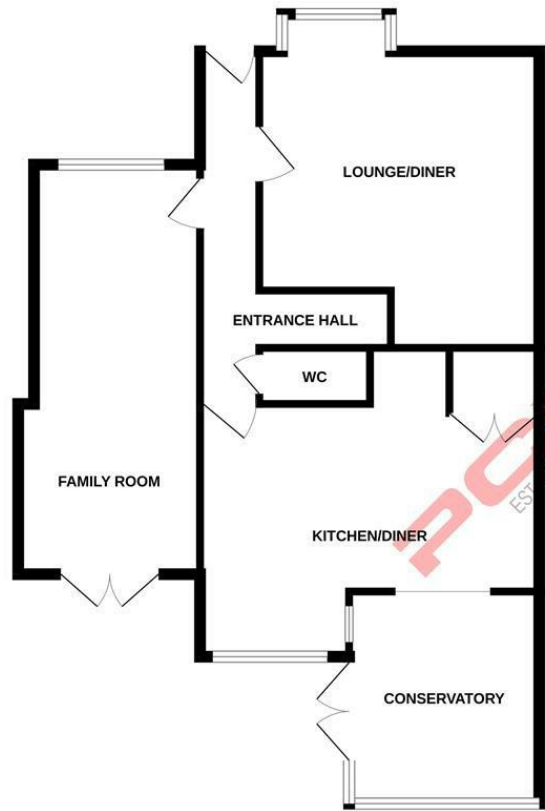
OUTSIDE - FRONT

Well-presented with driveway providing off road parking for multiple vehicles.

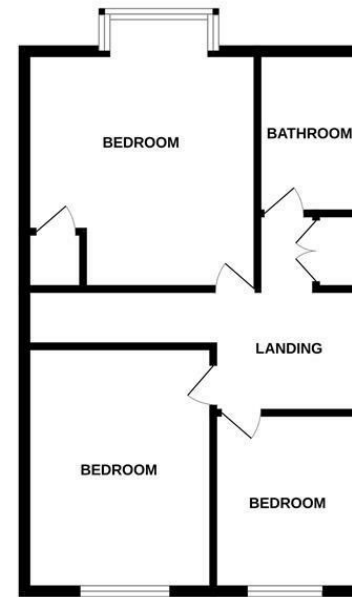
Council Tax Band: C



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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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			
England & Wales	EU Directive 2002/91/EC		

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