



**PCMA**  
ESTATE AGENTS

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**Price £300,000**



PCM Estate Agents are delighted to present to the market a unique opportunity to secure this exceptionally well-presented TERRACED, THREE BEDROOM PLUS LOFT ROOM, HOUSE situated in a quiet cul-de-sac location with a GARAGE, driveway and an ENCLOSED REAR GARDEN.

Inside, you are greeted by exceptionally well-appointed accommodation over three floors comprising a porch providing access onto an OPEN PLAN DUAL ASPECT LOUNGE-DINER, from here there is access to a MODERN KITCHEN with French doors opening up onto a ROOF TERRACE which is over the GARAGE space beneath and a door opening to the rear to the LANDSCAPED GARDEN. To the first floor there are THREE BEDROOMS and a MODERN BATHROOM, whilst to the second floor there is a LOFT ROOM with access to an EN SUITE SHOWER ROOM.

The property offers modern comforts including gas fired central heating and double glazing, with a pleasant outlook extending off the front of the house over a small area of woodland.

Conveniently located within this sought-after region of St Leonards, close to popular schooling establishments and local nearby amenities. Viewing comes highly recommended to fully appreciate the overall space and position on offer.

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

Opening to:

#### **ENTRANCE HALL**

Double glazed window to side, laminate flooring, consumer unit for the electrics, gas meter, further wooden partially glazed door opening to:

#### **DUAL ASPECT LOUNGE-DINER**

28' x 15'7" narrowing to 8'7" (8.53m x 4.75m narrowing to 2.62m)

Engineered oak flooring laid in herringbone pattern, inset down lights, television points, two vertical radiators, further radiator, under stairs storage space, stairs rising to upper floor accommodation, telephone point, double glazed French doors to front aspect opening onto a terrace, double glazed door and window to rear aspect with views and access onto the rear garden, open plan to:

#### **KITCHEN**

10'8" x 6'9" (3.25m x 2.06m)

Continuation of the engineered oak flooring laid in a herringbone pattern, fitted with a range of cupboards and drawers having soft close hinges and solid wood worktops over, five ring gas hob with waist level oven and separate grill, resin inset drainer-sink unit with mixer tap, space for tall fridge freezer, space and plumbing for dishwasher, part tiled walls, inset down lights, double glazed window to rear aspect.

#### **LANDING**

Stairs to upper floor accommodation, storage cupboard with slatted shelves.

#### **BEDROOM**

14'1" x 9'6" (4.29m x 2.90m)

Radiator, double glazed window to front aspect having a pleasant outlook.

#### **BEDROOM**

13' x 9'2" (3.96m x 2.79m)

Radiator, double glazed window to rear aspect with views onto the garden.

#### **BEDROOM**

9'2" x 6' (2.79m x 1.83m)

Radiator, double glazed window to front aspect with pleasant views and outlook.

#### **BATHROOM**

Modern suite comprising a P shaped panelled bath with chrome mixer tap and shower over bath having shower fixings, waterfall style shower head and further hand-held shower attachment, dual flush low level wc, vanity enclosed wash hand basin with chrome mixer tap and storage set beneath, ladder style heated towel rail, part tiled walls, tiled flooring, double glazed pattern glass window to rear aspect.

#### **LANDING**

With storage space in the eaves storage space housing boiler, door opening to:

#### **LOFT ROOM**

15'3" max narrowing to 9'3" x 12'9" (4.65m max narrowing to 2.82m x 3.89m)

Velux window to front aspect, inset down lights, sliding frosted glass door opening to:

#### **EN SUITE**

Comprising a large walk in shower with shower head and further hand-held shower attachment, dual flush low level wc, vanity enclosed wash hand basin with mixer tap, shaver point, chrome ladder style heated towel rail, part tiled walls, tiled flooring.

#### **OUTSIDE - FRONT**

Driveway providing off road parking., steps rising to the front door, terraced area extending over the garage with safety balustrade allowing for a pleasant outlook onto an area of woodland to the front of the property.

#### **GARAGE**

Power and light, up and over door.

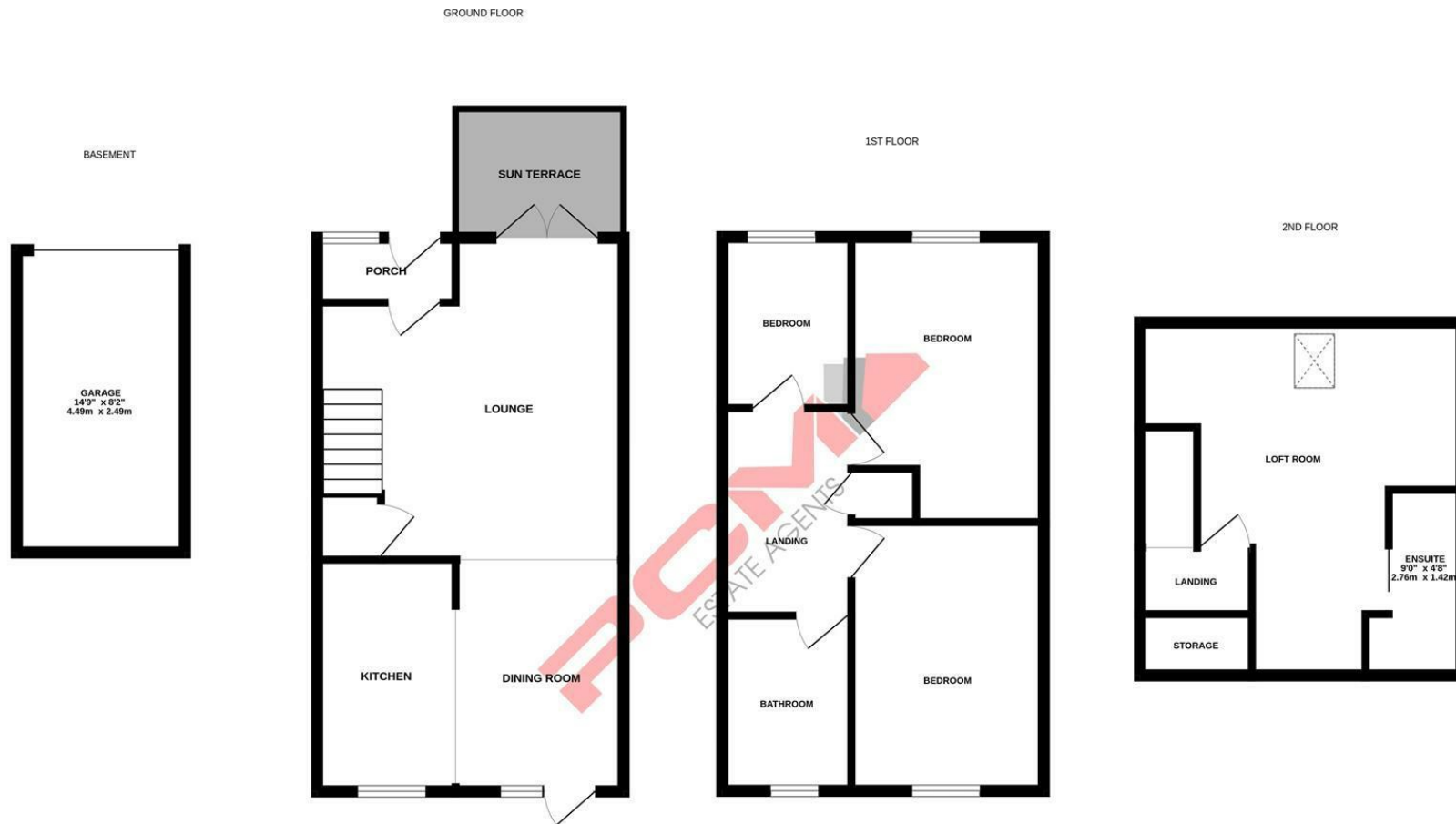
#### **REAR GARDEN**

Landscaped with a stone patio abutting the property, space and plumbing for washing machine, slightly terraced with a few steps up onto a section of artificially laid lawn retained by railway sleepers, planting areas, further wooden steps rising to a raised decked area with access to a wooden shed, fenced and walled boundaries.

Council Tax Band: C







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) <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 energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	<b>87</b>

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	

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.