



ESTATE AGENTS

**26, Asten Close, St. Leonards-on-sea, TN38 8DJ**

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**Price £340,000**

PCM Estate Agents are delighted to offer to the market this BEAUTIFULLY PRESENTED, EXTENDED, THREE DOUBLE BEDROOMED, SEMI-DETACHED HOUSE located towards the end of this highly sought-after and RARELY AVAILABLE cul-de-sac within West St Leonards.

The property offers beautifully presented and SPACIOUS ACCOMODATION arranged over two floors comprising an entrance hallway, LARGE OPEN PLAN LOUNGE-DINER leading onto a beautifully presented MODERN KITCHEN, there is also a CONSERVATORY, DOWNSTAIRS SHOWER ROOM and UTILITY ROOM. To the first floor, there are THREE DOUBLE BEDROOMS in addition to a bathroom and a SEPARATE WC.

Externally the property enjoys a PRIVATE AND SECLUDED FAMILY FRIENDLY GARDEN, whilst to the front there is a driveway providing OFF ROAD PARKING.

Located towards the end of this quiet cul-de-sac, within close proximity to local schooling and the seafront. The property is considered an IDEAL FAMILY HOME and viewing comes highly recommended via PCM Estate Agents.

Please call now to arrange your immediate viewing to avoid disappointment.

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

Leading to;

#### **ENTRANCE HALL**

Stairs rising to upper floor accommodation, wood laminate flooring, telephone point, inset down lights, doors opening to open plan living accommodation, utility room and downstairs shower room.

#### **LOUNGE/ DINING AREA**

19'8" x 10'8" (5.99 x 3.25)

Wood laminate flooring, fireplace, television point, radiator, inset down lights, wood laminate flooring, double glazed sliding patio door opening to conservatory.

#### **KITCHEN**

18'9" x 7'9" (5.72 x 2.36)

Combination of wood laminate flooring and polished porcelain tiled flooring. Fitted with a range of eye and base level cupboards and drawers with soft close hinges and complimentary working surfaces and understands, the doors are fitted with feature copper coloured handles, part tiled walls, four ring Lamona electric hob with fitted cooker hood over, double oven and grill, space for tall fridge freezer, space and plumbing for washing machine, inset drainer/ sink unit with mixer tap, double glazed window to front aspect.

#### **CONSERVATORY**

12'4" x 8'4" (3.76 x 2.54)

Part brick construction with UPVC double glazed windows to both side and rear elevations, double glazed French doors to garden, apex polly carbonated roof, tiled flooring and a pleasant outlook over the garden.

#### **UTILITY ROOM**

6'8" x 6'7" (2.03 x 2.01)

Fitted with a range of eye and base level cupboards and drawers with work surfaces over, space and plumbing for washing machine, inset ceramic drainer/ sink unit with mixer tap, tiled flooring, space for hanging coats and storing shoes, double glazed window to front aspect.

#### **DOWNSTAIRS SHOWER ROOM**

Feature walk in shower enclosure with rain style shower head and further hand-held shower attachment, vanity enclosed wash hand basin with mixer tap, dual flush low level wc, wall mounted mirrored vanity unit, wall mounted chrome ladder style heated towel rail, part tiled walls, tiled flooring, extractor for ventilation, inset down lights.

#### **FIRST FLOOR LANDING**

Loft hatch providing access to loft space, door to;

#### **BEDROOM ONE**

13'8" x 10'0" (4.17 x 3.05)

Built in wardrobes with mirrored sliding doors, radiator, double glazed window to rear aspect with pleasant views over the garden.

#### **BEDROOM TWO**

12'9" x 10'9" (3.89 x 3.28)

Wood laminate flooring, radiator, double glazed window to front aspect.

#### **BEDROOM THREE**

10'4" x 9'7" (3.15 x 2.92)

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

#### **BATHROOM**

Panelled bath with mixer tap and shower attachment, separate walk in shower enclosure, vanity enclosed wash hand basin, radiator, part tiled walls, wood laminate flooring, airing cupboard housing wall mounted Worcester boiler, double glazed pattern glass window to front aspect.

#### **SEPARATE WC**

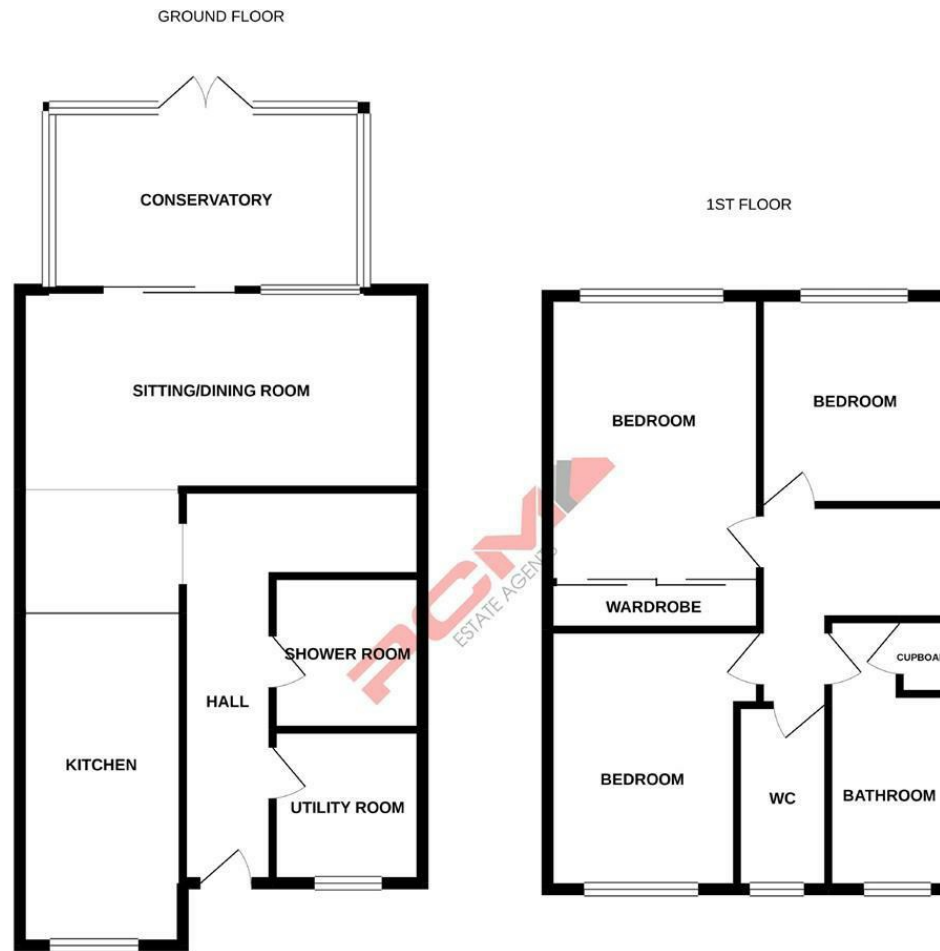
Dual flush low level wc incorporating a wash hand basin with mixer tap, part tiled walls, wood laminate flooring, double glazed pattern glass window to front aspect.

#### **REAR GARDEN**

Well-proportioned, level, family friendly garden with blocked patio area, area pf lawn, fenced boundaries and raised planting bed, outside lighting, extending to the side with a block paved drive providing access to the front, outside water tap.

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>		82	85
(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>		1	1
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.