



ESTATE AGENTS

**23, Magpie Close, St Leonards-on-sea, TN38 8DY**

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**Price £320,000**



PCM Estate Agents are delighted to present to the market a UNIQUE OPPORTUNITY to secure this SUPERB MODERN SEMI DETACHED THREE BEDROOMED FAMILY HOME offering well-appointed and well-proportioned family accommodation arranged over two floors comprising an entrance hall, lounge, KITCHEN-DINER with access onto a GOOD SIZED SUNNY AND ENCLOSED PRIVATE GARDEN, landing, THREE GOOD SIZED BEDROOMS and a bathroom. The MASTER BEDROOM previously had an en-suite shower room which has been decommissioned and is currently utilised as a WALK-IN WARDROBE, all the plumbing remains and could be re-instated with little fuss. The property has OFF ROAD PARKING and an ENCLOSED PRIVATE GARDEN enjoying a sunny and private aspect.

Tucked away in this quiet cul-de-sac in St Leonards close to popular schooling establishments and within easy reach of bus routes that provide access to Hastings town centre with its comprehensive range of shopping, sporting, recreational facilities, mainline railway station, seafront and promenade.

This property must be viewed immediate to avoid missing out on a BEAUTIFUL HOUSE in a great location.

#### **ENTRANCE PORCH**

Outside light, part double glazed door opening to

#### **ENTRANCE HALL**

Staircase rising to upper floor accommodation, radiator, central heating thermostat, door to

#### **LOUNGE**

16'3" x 10'10" (4.95 x 3.30)

Double glazed windows to front and side aspects, two radiators, under stairs storage cupboard, return door to hallway, door to

#### **KITCHEN/DINER**

14'2" x 12'9" (4.32 x 3.89)

Double glazed window to rear aspect, part tiled walls, inset sink with mixer tap over, range of modern high gloss base units comprising cupboards and drawers set beneath working surfaces matching wall units over, stainless steel and glass chimney style cooker hood over stainless steel inset four ring gas

hob, stainless steel single oven, plumbing for washing machine, radiator, cupboard housing wall mounted gas boiler, double glazed sliding patio doors opening to rear garden (described later)

#### **FIRST FLOOR LANDING**

Airing cupboard with hot water cylinder and immersion heater, trap hatch to loft space

#### **BEDROOM ONE**

14'0" x 9'4" (4.27 x 2.84)

Double glazed windows to rear aspect, radiator, return door to landing, door to

#### **WALK IN WARDROBE**

Previously set up as a en-suite shower room and the plumbing still remains so could be easily re-instated.

#### **BEDROOM TWO**

10'8" x 7'9" (3.25 x 2.36)

Double glazed window to front aspect, radiator, return door to hallway

#### **BEDROOM THREE**

10'4" x 5'11" (3.15 x 1.80)

Double glazed window to front aspect, radiator, return door to landing

#### **BATHROOM**

Double glazed window to side aspect, part tiled walls, modern white suite comprising panelled bath with over bath shower and fitted shower screen, pedestal wash hand basin, low level wc, radiator, return door to landing

#### **FRONT GARDEN**

Shrubs, driveway providing off-road parking

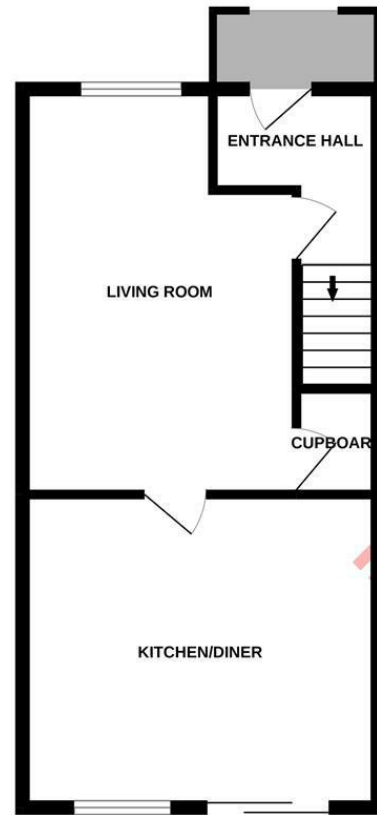
#### **REAR GARDEN**

Accessible via double glazed sliding patio doors onto a raised decked veranda offering ample outside space and patio furniture and chairs, steps down onto two sections of lawn, gated access to front, fenced boundaries, wooden shed, outside water tap.

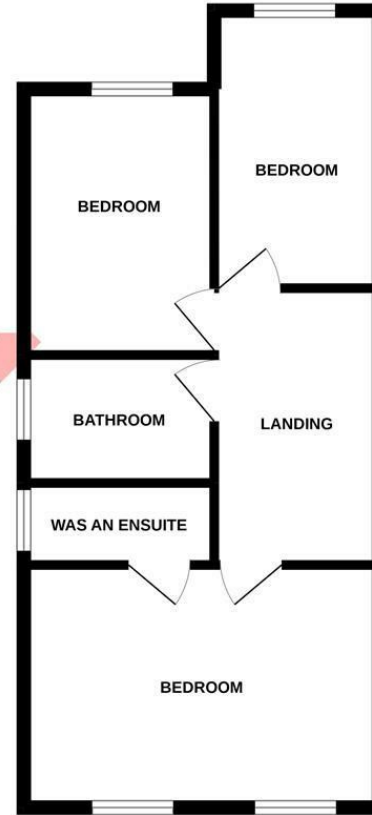




GROUND FLOOR



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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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>			
(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	

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	