



ESTATE AGENTS

**41, Sedlescombe Gardens, St. Leonards-On-Sea, TN38
0YT**

Web: www.pcmestateagents.co.uk
Tel: 01424 839111

Price £325,000

A THREE BEDROOMED ATTACHED HOUSE with DRIVEWAY, GARAGE and a FAMILY FRIENDLY REAR GARDEN. Located in a sought-after and quiet cul-de-sac within St Leonards, offered to the market CHAIN FREE.

The spacious accommodation comprises an entrance porch, hallway, 19ft LOUNGE-DINER, kitchen, DOWNSTAIRS WC, INTEGRAL GARAGE, first floor landing, THREE BEDROOMS and a spacious bathroom. Externally the property boasts a large driveway providing OFF ROAD PARKING for multiple vehicles, whilst to the rear is a PRIVATE AND FAMILY FRIENDLY GARDEN.

Situated within easy reach of a range of local schooling facilities and considered an IDEAL FAMILY HOME. Please call PCM Estate Agents now to arrange your immediate viewing to avoid disappointment.

PRIVATE FRONT DOOR

Leading to:

ENTRANCE PORCH

Spacious with double glazed window to side aspect, door with steps down to garage, door to:

ENTRANCE HALLWAY

Stairs rising to first floor accommodation, under stairs storage cupboard, radiator.

LOUNGE-DINER

19'6 x 11'11 narrowing to 9'3 (5.94m x 3.63m narrowing to 2.82m)
Spacious dual aspect room with double glazed French doors to rear aspect leading out to the garden, double glazed window to front aspect, two radiators.

KITCHEN

13'7 x 6'2 (4.14m x 1.88m)
Comprising a range of eye and base level units with worksurfaces over, space for range cooker with extractor above, inset one & ½ bowl inset sink with mixer tap, double glazed window to rear aspect.

DOWNSTAIRS WC

Wash hand basin with tiled splashback, wc.

FIRST FLOOR LANDING

Loft hatch, airing cupboard.

BEDROOM

13'2 max x 9'5 max (4.01m max x 2.87m max)
Range of built in wardrobes and drawers, double glazed window to front aspect, radiator.

BEDROOM

10'8 x 9'98 (3.25m x 2.74m)
Two built in wardrobes, double glazed window to rear aspect, radiator.

BEDROOM

9'11 x 6'4 (3.02m x 1.93m)
Double glazed window to rear aspect, radiator.

BATHROOM

Deceptively spacious and comprising a panelled bath with mixer tap and shower attachment, separate walk in double shower, dual flush wc, wash hand basin, ample built in storage space, two radiators, Velux window to front aspect.

GARAGE

16'6 x 8'5 (5.03m x 2.57m)
Up and over door, power, lighting and a mezzanine level for storage.

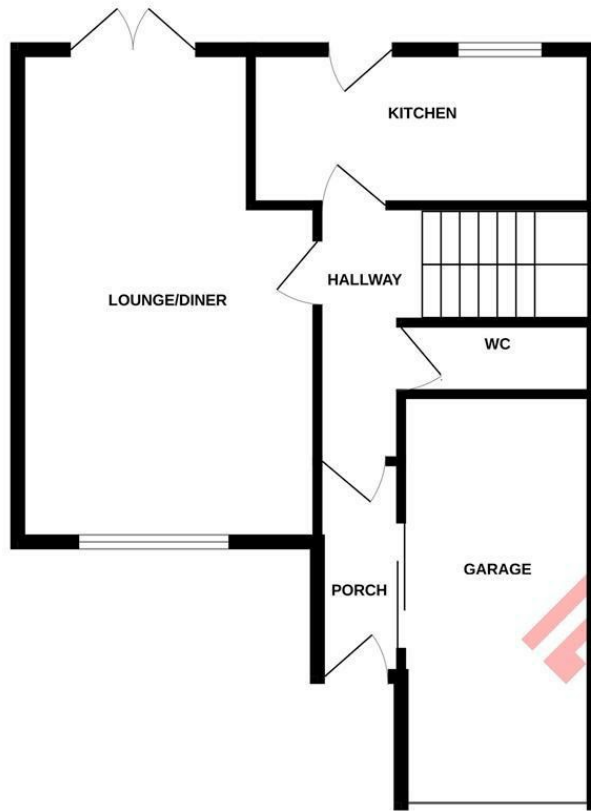
REAR GARDEN

Private and secluded family friendly garden, mainly laid to lawn with a patio area, range of mature shrubs and plants, storage shed, enclosed fenced boundaries, gate providing rear access, outside water tap.

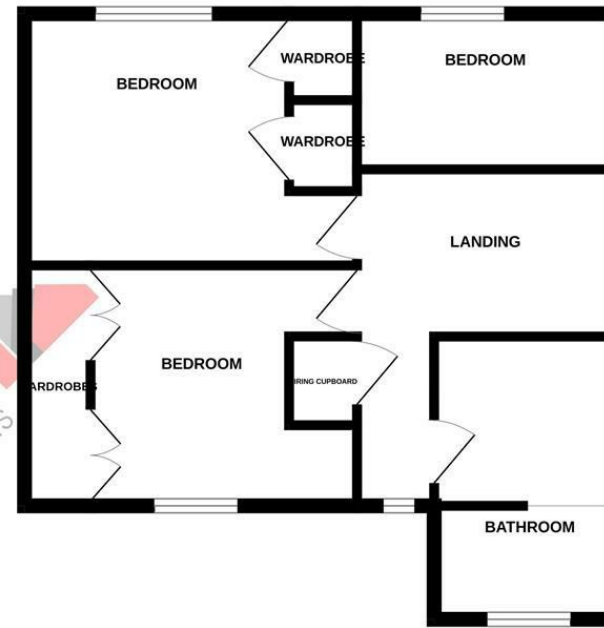
Council Tax Band: C



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 | | | 84 |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | 63 | |
| (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 | |

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.