



21, Rossetti Gardens, St. Leonards-On-Sea, TN38 9AP

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Offers In Excess Of £275,000

PCM Estate Agents are delighted to present to the market an opportunity to secure this MODERN SEMI DETACHED TWO DOUBLE BEDROOM HOUSE forming part of this new development of family homes.

Positioned in the favourable region of St Leonards, close to popular schooling establishments via link roads leading to Bexhill, Battle, Hastings and surrounding amenities.

Inside this modern family home is well appointed interior arranged over two floors comprising DUAL ASPECT OPEN PLAN LOUNGE/DINING ROOM/KITCHEN with integrated appliances, ground floor wc, upstairs landing, TWO DOUBLE BEDROOMS with built in wardrobes and a modern bathroom.

The property has been built to a HIGH SPECIFICATION and with energy efficiency in mind with upvc double glazed windows and gas central heating.

Outside there is a DRIVEWAY providing off road parking plus an area of visitors parking bays and an ENCLOSED PRIVATE REAR GARDEN offering ample space for families to enjoy.

Viewing comes highly recommended, please call the owners agents to book your viewing.

COMPOSITE DOUBLE GLAZED FRONT DOOR

Opening to:

ENTRANCE HALL

Double glazed window to front aspect. Door opening to:

LOUNGE/DINING ROOM/KITCHEN

8.00m x 3.38m narrowing to 2.62m

Combination of carpet and porcelain tiled flooring, dual aspect room with double glazed window to front aspect and double glazed window and double glazed double doors to rear providing outlook and access into garden, downlights, two radiators, television point. Staircase rising to upper floor accommodation. Kitchen itself is fitted with a range of matching eye and base level cupboards and drawers with work surfaces over, under cupboard lighting, inset drainer sink unit with mixer tap, four ring Beko electric hob with oven

below and extractor over, space for tall fridge/freezer, space for washing machine.

WC

Low flush low level wc, vanity enclosed wash hand basin with chrome mixer tap and storage beneath, extractor fan, continuation of tiled flooring.

FIRST FLOOR LANDING

Airing cupboard housing wall mounted combination boiler and offering ample storage space, light tunnel allowing for natural light to come through.

BEDROOM ONE

11'1 x 10'3 (3.38m x 3.12m)

Built in wardrobe with mirrored sliding doors, radiator, double glazed window to front aspect.

BEDROOM TWO

9'9 x 9'1 (2.97m x 2.74m)

Radiator, built in wardrobe, loft hatch, double glazed window to rear aspect with views over the garden and beyond.

BATHROOM

Bath with mixer tap and shower attachment, dual flush low level wc, vanity enclosed wash hand basin, chrome mixer tap, part tiled walls, tiled flooring, extractor fan, double glazed opaque glass window to side aspect.

FRONT GARDEN

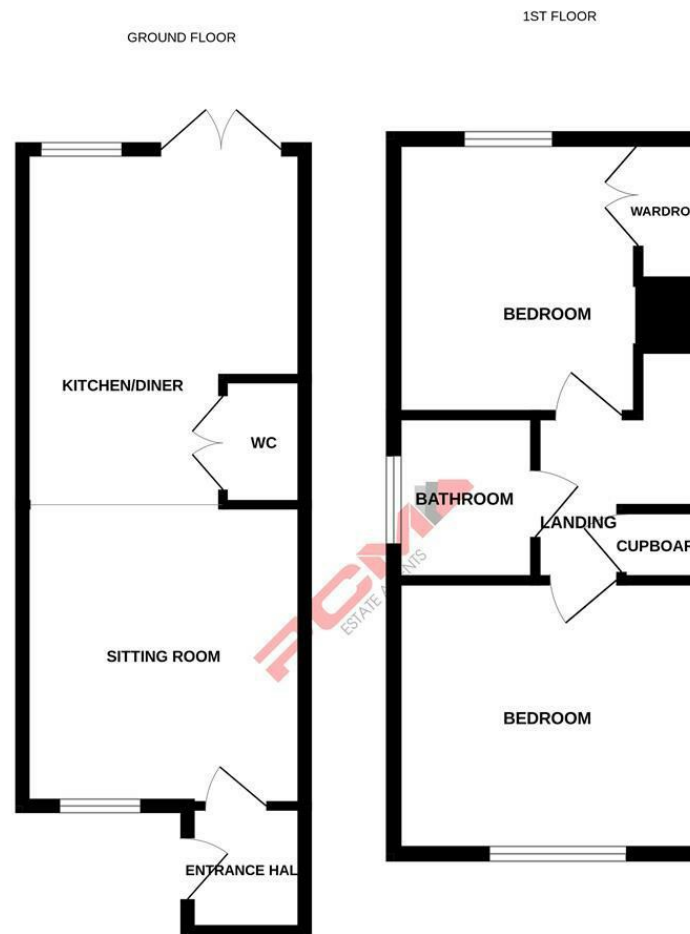
Block paved driveway providing off road parking for one vehicle. There is also an area of visitors parking. Gated side access to rear garden.

REAR GARDEN

Raised decked patio offering ample space for bistro style table and chairs, wooden steps descend to the main section of garden with a stone patio, section of lawn, raised planting beds, wooden shed and gates side access to front.

Council Tax Band: B





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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