



2, Cowden Walk, St. Leonards-On-Sea, TN38 0YR

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Price £350,000

A beautifully presented FOUR DOUBLE BEDROOM SEMI-DETACHED HOUSE with GARAGE, located in this highly sought-after and RARELY AVAILABLE quiet cul-de-sac within St Leonards.

This MUST SEE FAMILY HOME boasts extremely spacious accommodation throughout comprising a porch, hallway, 23ft LIVING ROOM, MODERN KITCHEN, DINING ROOM and DOWNSTAIRS WC, whilst to the first floor there are FOUR BEDROOMS, all of which are GOOD SIZED DOUBLES featuring built in wardrobes, in addition to a MODERN BATHROOM SUITE. Externally the property enjoys a PRIVATE LANDSCAPED GARDEN providing ample space for seating and entertaining in addition to an area of front garden, there is also a GARAGE located in a block close by.

Occupying a quiet position off the main road with a PLEASANT OUTLOOK over woodlands to the front aspect and is conveniently located within easy reach of local schooling. Also considered to be within easy reach of central St Leonards and Hastings town centres with their mainline station and seafront.

Call PCM Estate Agents now to arrange your viewing on this PERFECT FAMILY HOME.

PRIVATE FRONT DOOR

Leading to:

PORCH

Double glazed windows to both side and front aspects, door to:

HALLWAY

Spacious with stairs leading to first floor accommodation, radiator, built in storage cupboard.

LIVING ROOM

23'8 x 9'11 max (7.21m x 3.02m max)

Dual aspect with double glazed window to front aspect, double glazed sliding patio doors to rear aspect leading out to the garden, two radiators, television pint.

KITCHEN

11'2 x 7'9 (3.40m x 2.36m)

Modern and comprising a range of eye and base level units with worksurfaces over, four ring electric hob with extractor above, integrated oven and grill, integrated fridge freezer, space and plumbing for washing machine, space and plumbing for dishwasher, inset one & ½ bowl stainless steel inset sink with mixer tap, double glazed window to front aspect, archway leading to:

DINING ROOM

12' x 8' (3.66m x 2.44m)

Double glazed window to rear aspect, radiator, door to:

REAR LOBBY

Under stairs storage cupboard, double glazed door to rear aspect leading out to the garden.

DOWNSTAIRS WC

Low level wc, wash hand basin with tiled splashback, double glazed obscured window to front aspect.

FIRST FLOOR LANDING

Built in storage/ airing cupboard, wall mounted thermostat control, loft hatch.

BEDROOM

13'1 x 9'11 (3.99m x 3.02m)

Range of built in wardrobes and drawers, double glazed window to rear aspect, radiator.

BEDROOM

10'3 x 9'8 (3.12m x 2.95m)

Built in wardrobe, double glazed window to front aspect, radiator.

BEDROOM

11'6 x 7'11 (3.51m x 2.41m)

Built in wardrobe, double glazed window to front aspect, radiator.

BEDROOM

11'10 x 8'1 (3.61m x 2.46m)

Built in storage cupboard, double glazed window to rear aspect, radiator.

BATHROOM

Modern suite comprising a P shaped panelled bath with overhead shower and shower screen, wc, floating wash hand basin set into vanity unit with storage below, extractor fan, part tiled walls, double glazed obscured window to front aspect.

REAR GARDEN

Landscaped and private, featuring a large patio area abutting the property and offering ample space for seating and entertaining, side access with steps leading to the upper section of garden which is predominantly laid to lawn and features a range of mature shrubs, plants and trees in addition to an area of decking providing further seating space and summer house. The garden also features enclosed fenced boundaries.

OUTSIDE- FRONT

Well-presented front garden.

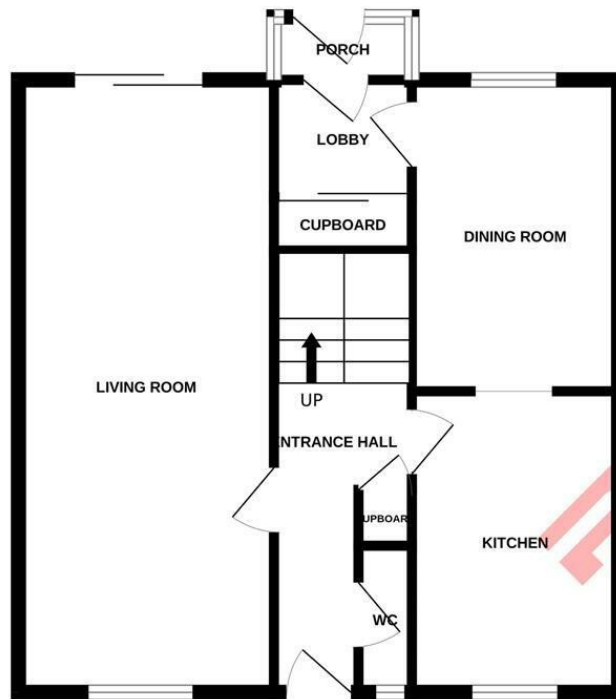
GARAGE

Located in a block close by with up and over door.

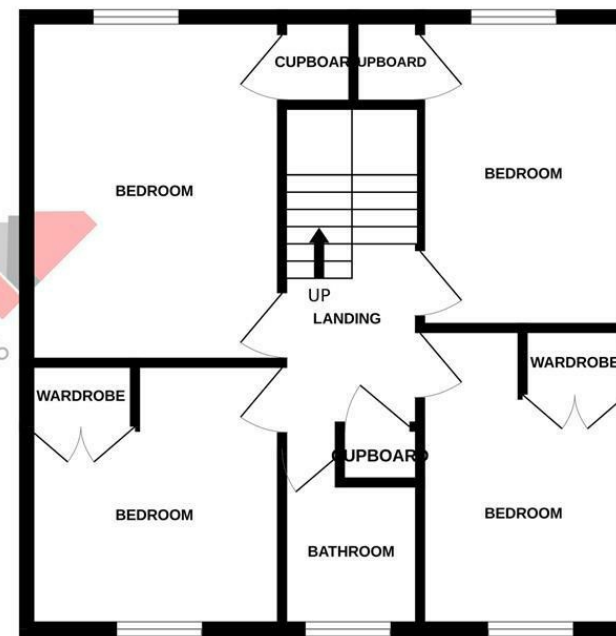
Council Tax Band: C



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		
(81-91) B		
(69-80) C		
(55-68) D		
(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.