



1, The Kestrels, St. Leonards-On-Sea, TN38 9LW

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

Price £269,950

PCM Estate Agents welcome to the market this TWO BEDROOM SEMI-DETACHED HOUSE with OFF ROAD PARING for two vehicles and a CONSERVATORY. Located in a sought-after and quiet cul-de-sac within St Leonards.

Offering spacious accomodation throughout comprising an entrance porch, lounge, KITCHEN-BREAKFAST ROOM, conservatory with access to the garden, first floor landing, TWO DOUBLE BEDROOMS both of which feature BUILT IN WARDROBES and a family SHOWER ROOM. Externally the property benefits from a PRIVATE AND ENCLOSED REAR GARDEN which enjoys a SUNNY ASPECT in addition to a garden to the front, DRIVEWAY and an additional ALLOCATED PARKING SPACE located close by.

The property it situated in this quiet cul-de-sac and is 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 HALLWAY

Double glazed window to side aspect, door leading to:

LOUNGE

15'11 max x 12'8 (4.85m max x 3.86m)

Stairs rising to first floor accomodation, under stairs storage cupboard, radiator, double glazed window to front aspect.

KITCHEN-BREAKFAST ROOM

12'8 x 8'11 (3.86m x 2.72m)

Comprising a range of eye and base level units with worksurfaces over, breakfast bar, four ring electric hob with extractor above and oven below, ample space for appliances including fridge, freezer and washing machine, stainless steel inset sink with mixer tap, radiator, double glazed window to rear aspect, part double glazed door to rear aspect leading to:

CONSERVATORY

12'7 x 7'4 (3.84m x 2.24m)

Double glazed windows to side and rear aspects overlooking the garden, radiator, double glazed French doors to rear aspect.

FIRST FLOOR LANDING

Loft hatch.

BEDROOM

10'2 x 8'11 (3.10m x 2.72m)

Built in wardrobes with sliding mirrored doors, radiator, over stairs storage cupboard, double glazed window to rear aspect.

BEDROOM

10'10 x 6'10 (3.30m x 2.08m)

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

SHOWER ROOM

9'5 c 4'9 (2.87m c 1.45m)

Walk in double shower, dual flush wc, wash hand basin set into vanity unit with storage below, part tiled walls, extractor fan, chrome ladder style radiator, double glazed obscured window to side aspect.

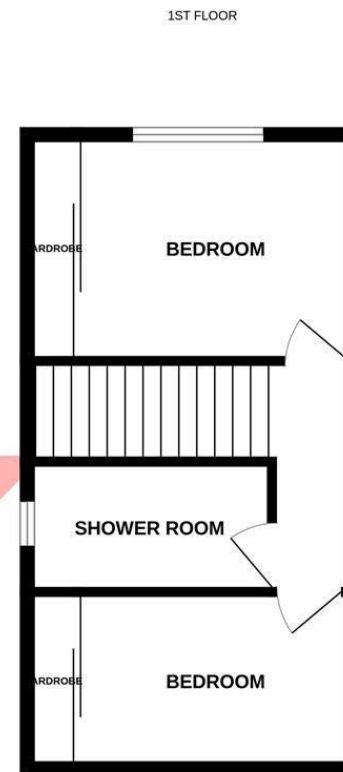
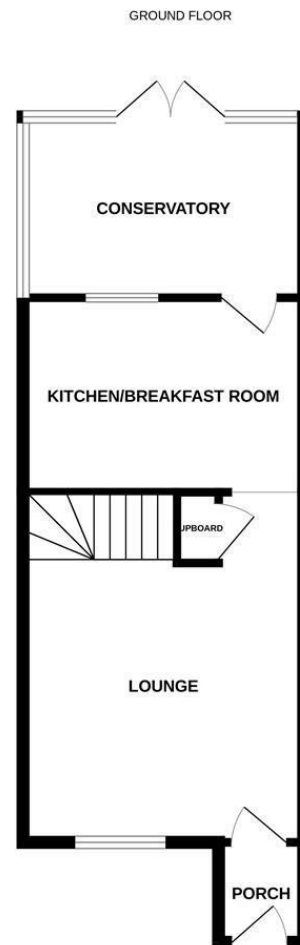
REAR GARDEN

Private and enclosed family friendly garden, enjoying a sunny aspect and predominantly laid with decking, having enclosed fenced boundaries and side access to the front of the property.

OUTSIDE - FRONT

Enjoying a large frontage with a block paved driveway providing off road parking in addition to a front garden which is laid to lawn with pathway leading to front door. There is also a separate allocated parking space for an additional vehicle located close by.





Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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) 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		