



ESTATE AGENTS

19, Wadhurst Close, St. Leonards-On-Sea, TN37 7AZ

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Offers In The Region Of £360,000

PCM Estate Agents are pleased to present an excellent opportunity to acquire this CHAIN FREE SPACIOUS THREE BEDROOM DETACHED FAMILY HOME situated in a desirable location within a sought-after quiet cul-de-sac. This property is IN NEED OF SOME MODERNISATION, but does have the benefit of a GARAGE and OFF ROAD PARKING for multiple vehicles.

Upon entering, you will find a generous 24ft LOUNGE-DINER, perfect for family gatherings and entertaining guests. The SEPARATE KITCHEN provides ample space for culinary pursuits, while a convenient DOWNSTAIRS WC adds to the practicality of the layout. The upstairs landing leads to THREE WELL-PROPORTIONED DOUBLE BEDROOMS, ensuring comfort for all family members, alongside a family bathroom.

Externally, the property boasts a GOOD SIZED REAR GARDEN, ideal for outdoor activities and relaxation. The OFF ROAD PARKING accommodates multiple vehicles, and the GARAGE, equipped with power and light, offers additional storage or workshop potential.

Situated in a rarely available and sought-after cul-de-sac, this home is conveniently located within easy reach of local schools, making it an ideal choice for families. The peaceful surroundings combined with the potential for personalisation make this property a must-see.

We invite you to contact the owners' agents to arrange a viewing and seize this opportunity before it slips away.

PRIVATE FRONT DOOR

Opening to:

ENTRANCE HALL

Thermostat, stairs rising to the first floor landing, under stairs storage cupboard with electric meter and gas meter, door opening to:

LOUNGE-DINER

24'9 x 11'5 (7.54m x 3.48m)

Gas fire, radiator, serving hatch to kitchen, double glazed window to front aspect overlooking the front garden and driveway, double glazed French doors to rear aspect providing access onto the garden.

KITCHEN

11'4 x 9'9 (3.45m x 2.97m)

Fitted with a range of eye and base level units, in need of some modernisation but

benefitting from a freestanding electric cooker, space and plumbing for washing machine, space for fridge freezer, boiler, double glazed window to rear aspect, personal door to side providing access to the garden, further double glazed window to side aspect.

DOWNSTAIRS WC

UPVC frosted window to front aspect, wc, wash hand basin.

FIRST FLOOR LANDING

Double glazed window to side aspect, loft hatch, programmer for the hot water tank, storage cupboard housing the hot water tank with shelving above, doors to:

BEDROOM

13'1 x 11'5 (3.99m x 3.48m)

Built in wardrobe with hanging space and shelving above, radiator, double glazed window to front aspect providing a pleasant outlook over the close.

BEDROOM

11'5 x 8'5 (3.48m x 2.57m)

Built in wardrobe with hanging space and shelving above, radiator, double glazed window to rear aspect providing a pleasant outlook onto the garden.

BEDROOM

9'9 x 8'4 (2.97m x 2.54m)

Double glazed window to rear aspect providing a pleasant outlook over the garden, radiator.

FAMILY BATHROOM

In need of modernisation but comprising a panelled bath, wc, wash hand basin, heated towel rail, frosted double glazed window to front aspect.

REAR GARDEN

A particular feature of the property with a large patio area providing ample space for entertaining and dining, raised planting bed boundaries with steps up to a large area of lawn, a range of mature trees and shrubs. Side access gate leading the front of the property and:

GARAGE

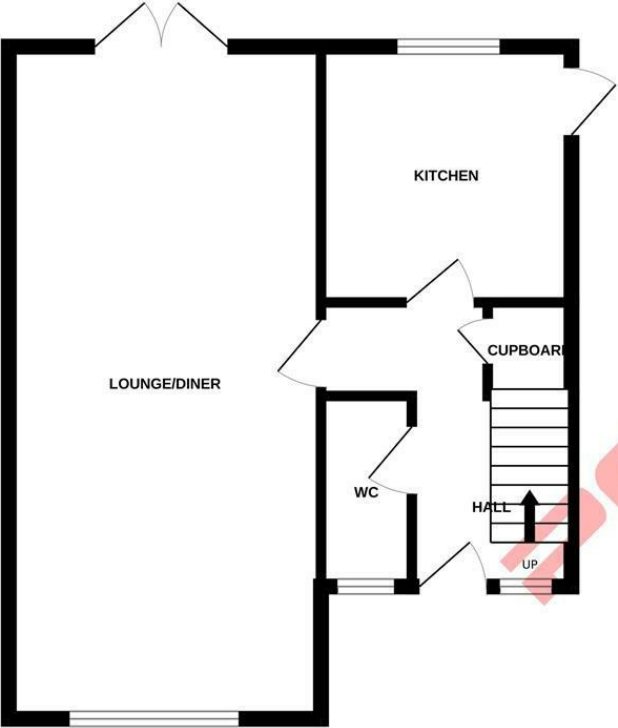
Up and over door, power and light.

OUTSIDE- FRONT

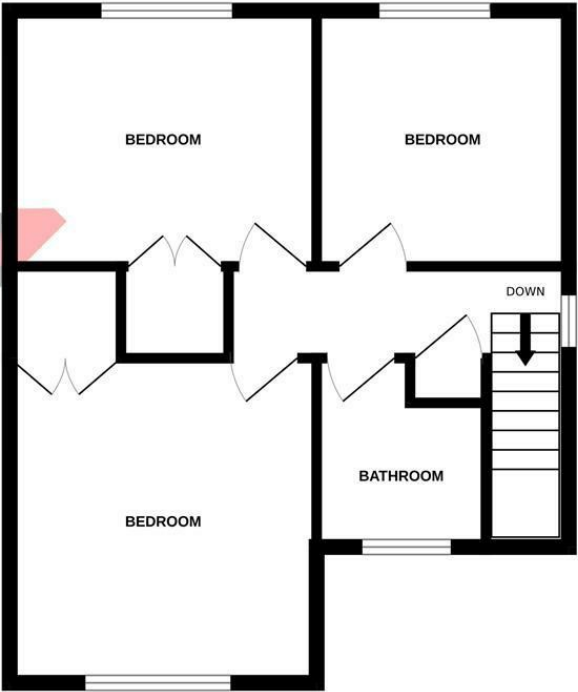
Off road parking for multiple vehicles along with a good area of lawn.



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) 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		