



ESTATE AGENTS

**3, Highview Close, St. Leonards-On-Sea, TN37 7HY**

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**Price £365,000**

PCM Estate Agents are delighted to present to the market an opportunity to acquire this LINK-DETACHED TWO BEDROOM MODERN BUNAGLOW, positioned in a quiet cul-de-sac location within this favourable Little Ridge Area.

The property benefits from gas central heating, double glazing, GARAGE and a DRIVEWAY. Inside, you are greeted by modern and well-appointed accommodation comprising a spacious LOUNGE-DINING ROOM with French doors leading to the garden, MODERN KITCHEN, modern bathroom with shower over bath and a SEPARATE WC, along with TWO DOUBLE BEDROOMS with built in wardrobes. The GARDEN is a delightful feature with a level sandstone patio abutting the property and offering ample outdoor space for patio furniture and chairs to eat al-fresco and entertain, in addition to two areas of lawn and planted areas.

Conveniently positioned within easy reach of bus routes, the Conquest Hospital and amenities within the area.

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

### **DOUBLE GLAZED FRONT DOOR**

Opening into:

### **L SHAPED ENTRANCE HALL**

Coving to ceiling, radiator, loft hatch providing access to loft space.

### **LOUNGE-DINER**

19'4 max narrowing to 11'4 x 12'3 max narrowing to 9'1 (5.89m max narrowing to 3.45m x 3.73m max narrowing to 2.77m)

Coving to ceiling, radiator, television point, brick fireplace with stone hearth, dual aspect room with double glazed windows to side and double glazed French doors opening to the rear, providing access and outlook onto the garden.

### **KITCHEN**

10'3 x 9'7 (3.12m x 2.92m)

Radiator, part tiled walls, wood effect vinyl flooring, double glazed window and door to rear aspect framing views and providing access into the garden.

Modern and built with a matching range of eye and base level cupboards and drawers fitted with soft close hinges and having complimentary worksurfaces over, inset ceramic drainer-sink with mixer tap, Cooke and Lewis induction hob with cooker hood over and oven below, space for tall fridge freezer, space and plumbing for washing machine.

### **BEDROOM**

10'9 x 9'4 (3.28m x 2.84m)

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

### **BEDROOM**

9'9 x 7'1 (2.97m x 2.16m)

Radiator, built in wardrobe, double glazed window to front aspect.

### **BATHROOM**

Panelled bath with mixer tap and shower over, pedestal wash hand basin with mixer tap, part tiled walls, wood effect vinyl flooring, ladder style heated towel rail, double glazed opaque glass window to front aspect.

### **SEPARATE WC**

Dual flush low level wc, wall mounted wash hand basin with tiled splashback, heated towel rail, wood effect vinyl flooring, double glazed window to front/ side aspect.

### **OUTSIDE - FRONT**

Lawned front garden, driveway providing off road parking and access to:

### **GARAGE**

17'5 x 9'2 (5.31m x 2.79m)

Up and over door, access to storage in the rafters, wall mounted consumer unit for the electrics, gas meter, wall mounted boiler, power and light, door providing access to the garden.

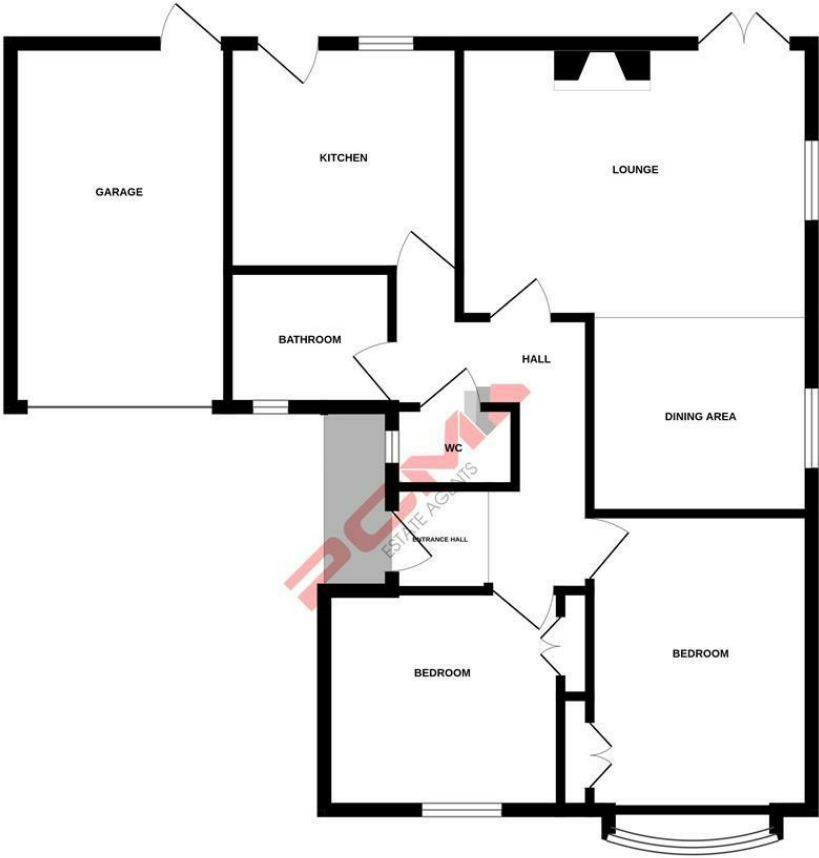
### **REAR GARDEN**

Relatively low maintenance with a substantial sandstone patio abutting the property and offering ample space to sit out and eat al-fresco or to enjoy a quiet moment, outdoor power points and water tap. There are section of lawn retained by railway sleepers, gated side access and a personal door into the garage. The garden enjoys plenty of sunshine throughout the day.

Council Tax Band: D



GROUND 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) <b>A</b>                          |         |           |
| (81-91) <b>B</b>                            |         |           |
| (69-80) <b>C</b>                            |         |           |
| (55-68) <b>D</b>                            |         |           |
| (39-54) <b>E</b>                            |         |           |
| (21-38) <b>F</b>                            |         |           |
| (1-20) <b>G</b>                             |         |           |
| Not energy efficient - higher running costs |         |           |
| England & Wales                             |         |           |
| EU Directive 2002/91/EC                     |         |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |         |           |
|-----------------------------------------------------------------|---------|-----------|
|                                                                 | Current | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |         |           |
| (92 plus) <b>A</b>                                              |         |           |
| (81-91) <b>B</b>                                                |         |           |
| (69-80) <b>C</b>                                                |         |           |
| (55-68) <b>D</b>                                                |         |           |
| (39-54) <b>E</b>                                                |         |           |
| (21-38) <b>F</b>                                                |         |           |
| (1-20) <b>G</b>                                                 |         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |         |           |
| England & Wales                                                 |         |           |
| EU Directive 2002/91/EC                                         |         |           |