



ESTATE AGENTS

3, Pentland Close, St. Leonards-On-Sea, TN37 7SR

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Price £275,000

PCM Estate Agents are delighted to present to the market an opportunity to acquire this MODERN SEMI-DETACHED TWO BEDROOM HOUSE conveniently positioned in this quiet cul-de-sac location within the favourable Little Ridge region of St Leonards. The property has an ENCLOSED LOW-MAINTENANCE GARDEN and a driveway.

Accommodation is well-proportioned, well-presented and arranged over two floors comprising an entrance hall, lounge, KITCHEN-DINER, upstairs landing, TWO BEDROOMS and a MODERN BATHROOM. The property has modern comforts including gas fired central heating and double glazing.

Situated within easy reach of popular schooling establishments and nearby amenities within Little Ridge.

Viewing comes highly recommended, please call the owners agents now to book your viewing and avoid disappointment.

COMPOSITE DOUBLE GLAZED FRONT DOOR

Opening to:

ENTRANCE HALL

Wall mounted consumer unit for the electrics, ample space for taking off coats and shoes, further wooden door opening to:

LOUNGE

15'7 max x 12'1 max (4.75m max x 3.68m max)

Stairs rising to upper floor accommodation, under stairs recessed area, radiator, television and telephone points, coving to ceiling double glazed window to front aspect, door to:

KITCHEN-DINER

12' max x 8'1 (3.66m max x 2.46m)

Modern and built with a matching range of eye and base level cupboards and drawers with worksurfaces over, four ring gas hob with extractor over, waist level fan assisted oven, integrated dishwasher, space and plumbing for washing machine, inset resin drainer-sink with mixer tap, ample space for dining table, wall mounted cupboard concealed boiler, radiator, down lights, integrated fridge freezer, double glazed French doors and window to rear aspect providing a pleasant outlook and access onto the garden.

FIRST FLOOR LANDING

Loft hatch providing access to loft space, doors opening to:

BEDROOM

12'3 x 8'2 (3.73m x 2.49m)

Large cupboard/ wardrobe over the stairs, wood laminate flooring, radiator, double glazed window to rear aspect with views onto the garden.

BEDROOM

12'6 x 7'3 (3.81m x 2.21m)

Wood laminate flooring, radiator, double glazed window to front aspect.

BATHROOM

Modern suite comprising a panelled bath with shower over bath, rain style shower head and hand-held shower attachment, glass shower screen, dual flush low level wc, wall mounted vanity enclosed wash hand basin with aquabored splashback and chrome mixer tap, shaver point, wall mounted mirrored vanity unit, wall mounted chrome ladder style heated towel rail, down lights, part tiled walls, wood effect vinyl flooring, double glazed pattern glass window to side aspect.

OUTSIDE - FRONT

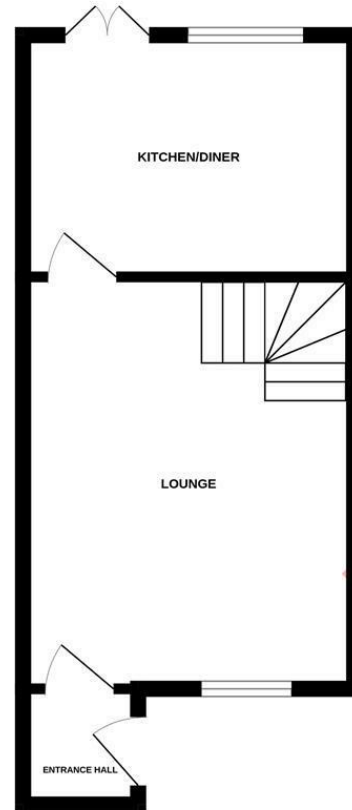
Driveway providing off road parking.

REAR GARDEN

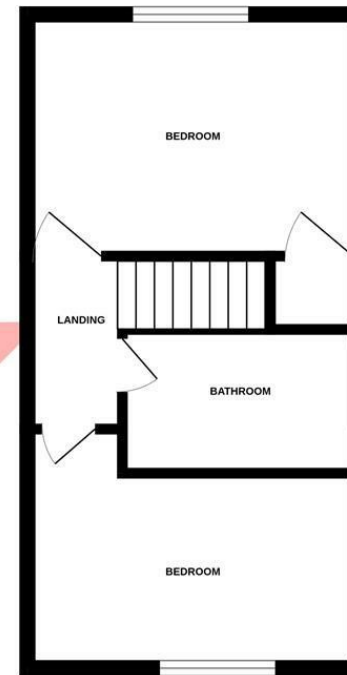
Enclosed and relatively low-maintenance with rear gated access, sandstone patio abutting the property and opening up onto a level section of lawn and wooden shed. Ample space for eating al-fresco or for family with children to play.



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		89
(81-91) B		
(69-80) C		66
(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.