PCM
ESTATE AGENTS

7, Pentland Close, St leonards On Sea, TN37 7SR

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Price £257,500

PCM Estate Agents are delighted to present to the market this well-presented TWO BEDROOM SEMI-DETACHED HOME, situated in this highly sought-after and RARELY AVAILABLE cul-de-sac within the popular Little Ridge region of St Leonards. Located within easy reach of the Conquest Hospital and local schooling facilities.

Accommodation comprises an entrance porch leading to a welcoming lounge, a MODERN FITTED KITCHEN with ample storage and workspace, first floor landing, TWO BEDROOMS and a CONTEMPORARY FAMILY BATHROOM. Externally the property benefits from PRIVATE AND SECLUDED REAR GARDEN offering an excellent space for outdoor entertaining, family enjoyment or relaxation, whilst to the front there is a driveway providing OFF ROAD PARKING.

Please call the owners agents now to arrange your viewing and avoid disappointment.

PRIVATE FRONT DOOR
Opening to:

ENTRANCE PORCH
Space for coat and shoe storage, cupboard housing the electric meter, frosted double glazed window to front aspect with further door opening to:

LOUNGE
15'7 x 12' (4.75m x 3.66m)
Stairs rising to the first floor, radiator, under stairs storage cupboard, double glazed window to front aspect, door to:

KITCHEN-BREAKFAST ROOM
11'9 x 8'2 (3.58m x 2.49m)
Modern and comprising a range of eye and base level units, four ring gas hob with extractor over and electric oven beneath, space and plumbing for washing machine, space for tall fridge freezer, space for small breakfast table and chairs, radiator, cupboard housing the wall mounted gas boiler, breakfast bar, inset one & ½ bowl sink with mixer tap, part tiled walls, double glazed window to rear aspect overlooking the garden, double doors opening to to the rear garden.

FIRST FLOOR LANDING
Loft hatch, double glazed window to side aspect, door opening to:

BEDROOM ONE
12' x 8'2 (3.66m x 2.49m)
Cupboard housing the hot water cylinder and having additional storage, radiator, double glazed window to rear aspect.

BEDROOM TWO
9'9 onto face of wardrobe x 7'1 (2.97m onto face of wardrobe x 2.16m)
Two built in wardrobes, radiator, double glazed window to front aspect.

BATHROOM
Comprising a panelled bath with mixer tap and shower attachment, wash hand basin with mixer tap and storage beneath, vanity mirror, low level dual flush wc, chrome heated towel rail, part tiled walls, extractor fan.

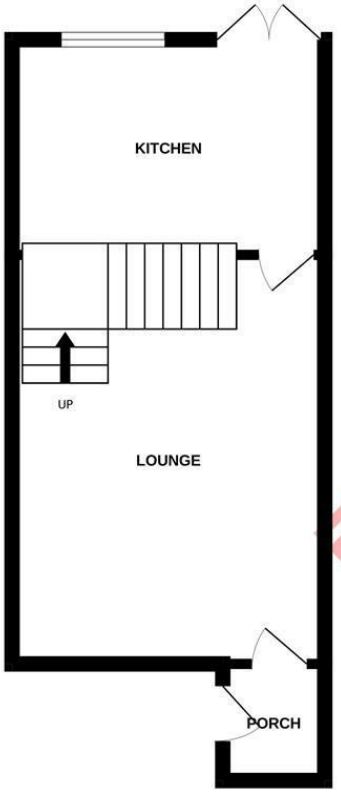
OUTSIDE - FRONT
Off road parking, side access gate leading to the rear garden, area of lawn to the front.

REAR GARDEN
Area of patio providing the perfect space for outdoor seating and entertaining, area of lawn with raised planters to rear, fenced boundaries, range of mature trees and shrubs, storage shed with power, side gate leading to the front of the property.

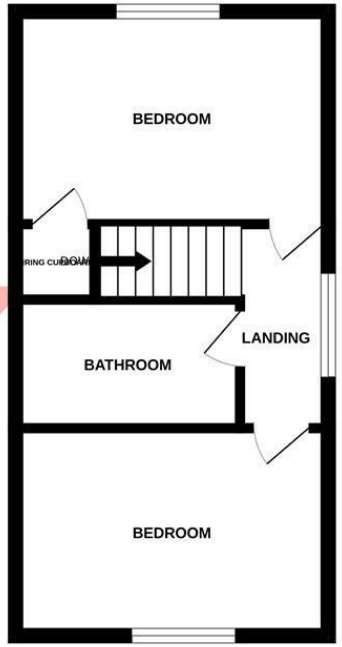
Council Tax Band: C

Rick and Morty

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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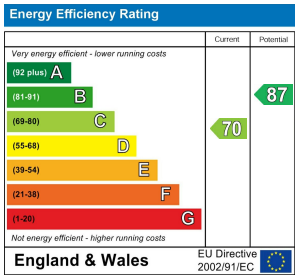

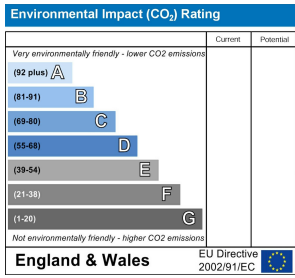

PCM endeavour to maintain accurate depictions of properties in Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection. PCM have not tested any services, appliances, equipment or facilities, and nothing in these details should be deemed to be a statement that they are in good working order or that the property is in good structural condition or otherwise.