



6, Kite Close, St. Leonards-on-sea, TN38 8DR

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Tel: 01424 839111

Price £299,995

PCM Estate Agents welcome to the market this CHAIN FREE SEMI-DETACHED THREE BEDROOM HOUSE with OFF ROAD PARKING, in exceptionally good order, having been improved by the existing owner to a very HIGH STANDARD.

Offering MODERN & CONTEMPORARY FAMILY ACCOMMODATION arranged over two floors comprising an entrance hall, DOWNSTAIRS WC, large OPEN PLAN RECEPTION ROOM with defined areas including a living area and kitchen-dining area, with views and access onto the garden. The MODERN KITCHEN benefits from INTEGRATED APPLIANCES. Upstairs there are THREE BEDROOMS and a LOVELY SHOWER ROOM. Modern comforts include gas fired central heating and double glazing, in addition to having OFF ROAD PARKING for two vehicles, and an ENCLOSED REAR GARDEN.

PLEASANT VIEWS can be enjoyed from the rear acing accommodation over neighbouring rooftops to Combe Valley Country Park.

Conveniently positioned in a quiet spot within this sought-after region of West St Leonards, close to popular schooling establishments and local amenities, as well as being within easy reach of Combe Valley Country Park.

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

DOUBLE GLAZED FRONT DOOR

Opening to:

ENTRANCE HALL

Tiled flooring, a welcoming space to take off coats and shoes, overhead storage, doors to:

DOWNSTAIRS WC

Dual flush low level wc, vanity enclosed wash hand basin with mixer tap and tiled splashbacks, tiled flooring, coving to ceiling, double glazed frosted glass window to front aspect.

OPEN PLAN LOUNGE-KITCHEN-DINING ROOM

21'4 x 17'2 (6.50m x 5.23m)

Fitted with a matching range of eye and base level cupboards and drawers, solid wood worksurfaces, fitted dining table, tiled splashbacks, inset one & ½ bowl drainer-sink unit with mixer tap, Hot Point electric induction hob with oven below and cooker hood over, island with additional storage space, space for tall fridge freezer, integrated dishwasher, access to a utility cupboard set beneath the stairs

offering space plumbing for washing machine & tumble dryer, additional storage space, further smaller under stairs storage cupboard, wall mounted cupboard concealed boiler. Dual aspect with double glazed windows to front and rear elevations, double glazed French doors to the garden, wood laminate flooring, down lights, pendant lighting over the island, two wall mounted vertical radiators.

FIRST FLOOR LANDING

Loft hatch, storage cupboard with hanging rails and shelving, doors to:

BEDROOM

12'3 x 9'6 (3.73m x 2.90m)

Wood laminate flooring, radiator, coving to ceiling, partially wood panelled walls, open style wardrobe with hanging rail, shelving and drawers, double glazed window to front aspect.

BEDROOM

10' x 9'5 (3.05m x 2.87m)

Coving to ceiling, wood laminate flooring, radiator, double glazed window to rear aspect with views over the garden and far reaching views beyond over Combe Valley Country Park.

BEDROOM

10' narrowing to 7'5 x 7' (3.05m narrowing to 2.26m x 2.13m)

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

SHOWER ROOM

Modern suite comprising a large walk-in shower enclosure with fitted shower, rain style shower head and hand-held shower attachment, dual flush low level wc, vanity enclosed wash hand basin with mixer tap, part tiled walls, tiled flooring, down lights, coving to ceiling, heated towel rail, double glazed window with obscured glass to rear aspect.

REAR GARDEN

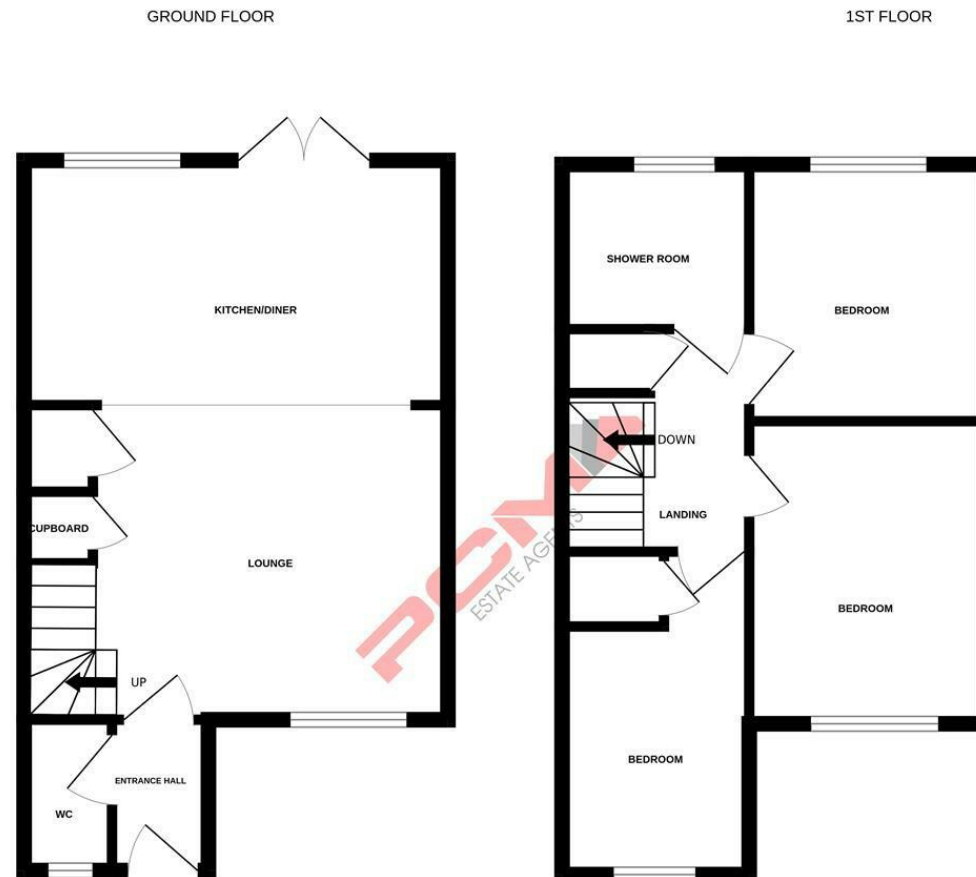
Concrete patio abutting the property, side gated access to front, area of lawn, in need of finishing off in areas. There are fenced boundaries and a pleasant outlook over neighbouring rooftops out to Combe Valley Country Park.

OUTSIDE - FRONT

Off road parking for two vehicles.

Council Tax Band: C





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		
(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	