



**2, Mulberry Walk, St. Leonards-On-Sea, TN37 7LY**

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**Offers In Excess Of £339,500**

PCM Estate Agents are delighted to present to the market this MODERN THREE BEDROOM DETACHED FAMILY HOME with TWO BATHROOMS, benefitting from a GARAGE and an ENCLOSED REAR GARDEN. Located in the highly sought-after Little Ridge Location and offered to the market CHAIN FREE.

The well-proportioned accommodation is arranged over two floors and comprises an entrance hall, a spacious LOUNGE-DINING ROOM, kitchen opening into a UTILITY ROOM, DOWNSTAIRS WC, first floor landing, a GENEROUS PRINCIPLE BEDROOM with EN-SUITE SHOWER ROOM, TWO DOUBLE BEDROOMS and a family bathroom.

Externally, the home benefits from OFF ROAD PARKING, a GARAGE and a PRIVATE ENCLOSED REAR GARDEN ideal for families, entertaining and outdoor relaxation.

The property is conveniently positioned within the highly sought-after Little Ridge area of St Leonards, close to popular schools, amenities, the Conquest Hospital and transport links. This superb family home must be viewed to be fully appreciated.

#### **PRIVATE FRONT DOOR**

Opening to:

#### **ENTRANCE HALL**

Radiator, wall mounted thermostat, stairs rising to upper floor accommodation, door to:

#### **LOUNGE**

13'1 x 10'9 (3.99m x 3.28m)

Radiator, gas fire with fire surround, television point, double glazed window to front aspect, opening into:

#### **DINING ROOM**

10'5 x 7'6 (3.18m x 2.29m)

Radiator, French doors providing access into the rear garden, further door opening to:

#### **KITCHEN**

10'4 x 11'8 (3.15m x 3.56m)

Fitted with a range of eye and base level units, inset one & ½ bowl stainless steel inset sink with mixer tap, four ring gas hob with extractor above, eye level double electric oven, space for under counter fridge freezer, additional under stairs storage cupboard providing ample space for coats and shoes, double glazed window to rear providing views over the garden, further door opening to:

#### **UTILITY ROOM**

Inset sink with mixer tap, space and plumbing for washing machine, radiator, double

glazed window to rear aspect, double glazed door to side aspect providing access onto the garden, further door opening to:

#### **DOWNSTAIRS WC**

Low level wc, sink with mixer tap, radiator, double glazed frosted window to side aspect.

#### **FIRST FLOOR LANDING**

Loft hatch, cupboard housing the wall mounted combi boiler, additional storage cupboard with shelving, doors to:

#### **BEDROOM**

14' x 10'10 (4.27m x 3.30m)

Radiator, double glazed window to rear aspect providing views over the garden, further door opening into:

#### **EN SUITE SHOWER ROOM**

Walk in shower with shower attachment over, low level wc, wash hand basin with mixer tap and vanity mirror over, shaver point, radiator, extractor fan and frosted double glazed window to rear aspect.

#### **BEDROOM**

12'11 x 11'7 (3.94m x 3.53m)

Built in wardrobe with hanging space, radiator, double glazed window to front aspect.

#### **BEDROOM**

10'10 x 9'5 (3.30m x 2.87m)

Built in storage cupboard with hanging space, radiator, double glazed window to front aspect.

#### **FAMILY BATHROOM**

Panelled bath with mixer tap and shower attachment over, part tiled walls, wash hand basin, wc, shaver point, extractor fan, radiator, frosted double glazed window to rear aspect.

#### **GARAGE**

Up and over door, power and lighting, housing the electric consumer unit.

#### **OUTSIDE - FRONT**

Off road parking, area of lawn, side gate providing access to the rear garden.

#### **REAR GARDEN**

Level and mainly laid to lawn, providing ample space for outdoor entertaining, ideal for families.

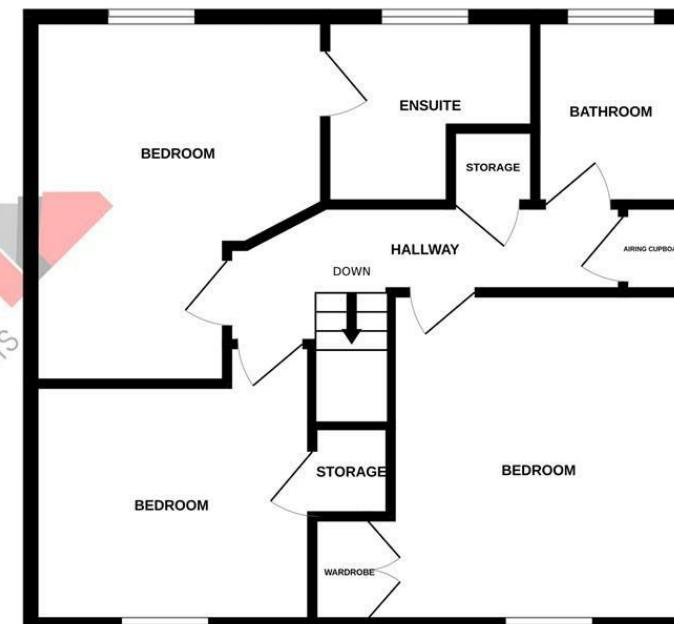
Council Tax Band: D



## 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		80
(81-91)	B		
(69-80)	C		
(55-68)	D	57	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England & Wales			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
EU Directive 2002/91/EC			
England & Wales			

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.