



ESTATE AGENTS

12, Fleetwood Close, St Leonards-on-sea, TN37 7RU

Web: www.pcmestateagents.co.uk
Tel: 01424 839111

Price £295,000

PCM Estate Agents are delighted to present to the market an opportunity to acquire this well-presented TWO BEDROOM, TWO BATHROOM, MODERN HOME, benefitting from a GARAGE and located in a popular location off Harrow Lane, close to a range of local amenities and the Conquest Hospital.

Accommodation comprises an entrance hall leading to a GOOD-SIZED LOUNGE-DINING ROOM, fitted kitchen, convenient DOWNSTAIRS CLOAKROOM, first floor landing, TWO BEDROOMS with the master benefitting from BUILT IN WARDROBES and an EN-SUITE shower room, and a family bathroom. Further benefits include gas fired central heating and double glazing.

Externally there is a LEVEL REAR GARDEN featuring a composite decking which creates two attractive outdoor spaces ideal for enjoying a morning coffee or outdoor dining, along with an area of artificial lawn.

Conveniently located for a variety of local amenities, schooling, the Conquest Hospital and nearby bus services providing access to Hastings town centre. The Ridge is also within easy reach, providing convenient access in and out of the town.

Viewing comes highly recommended, please contact the owners agents today to arrange your viewing and avoid disappointment.

PRIVATE FRONT DOOR

Opening to:

ENTRANCE HALL

Stairs rising to the first floor landing, wall mounted thermostat, radiator, door opening to:

LOUNGE-DINER

17'5 max narrowing to 12'4 x 15'3 (5.31m max narrowing to 3.76m x 4.65m)
Built in storage cupboard, radiator, double glazed window to rear aspect, double glazed patio door opening to the rear garden.

KITCHEN

Comprising a range of eye and base level units, four ring gas hob with extractor

above, electric double oven beneath, space for American style fridge freezer, inset one & ½ bowl sink with mixer tap, space and plumbing for washing machine, cupboard housing the wall mounted gas boiler, part tiled walls, tiled flooring, chrome heated style towel rail, double glazed window to front aspect.

DOWNSTAIRS WC

Comprising a low level dual flush wc, wash hand basin, chrome heated towel rail, part tiled walls, tiled flooring, frosted double glazed window to front aspect.

FIRST FLOOR LANDING

Loft hatch, radiator, built in storage cupboard housing the hot water cylinder with shelving above, doors to:

BEDROOM

13'1 max onto face of wardrobe x 9'5 (3.99m max onto face of wardrobe x 2.87m)

Built in wardrobe with additional hanging space and shelving above, radiator, double glazed window to rear aspect, door to:

EN-SUITE

Comprising a shower, low level dual flush wc, wash hand basin, part tiled walls, chrome heated style towel rail, extractor fan.

BEDROOM

11'3 x 8'6 (3.43m x 2.59m)

Radiator, double glazed window to front aspect.

FAMILY BATHROOM

Panelled bath with mixer tap and separate shower attachment, low level dual flush wc, wash hand basin, chrome heated style towel rail, shaver point, part tiled walls, extractor fan and frosted double glazed window to front aspect.

GARAGE

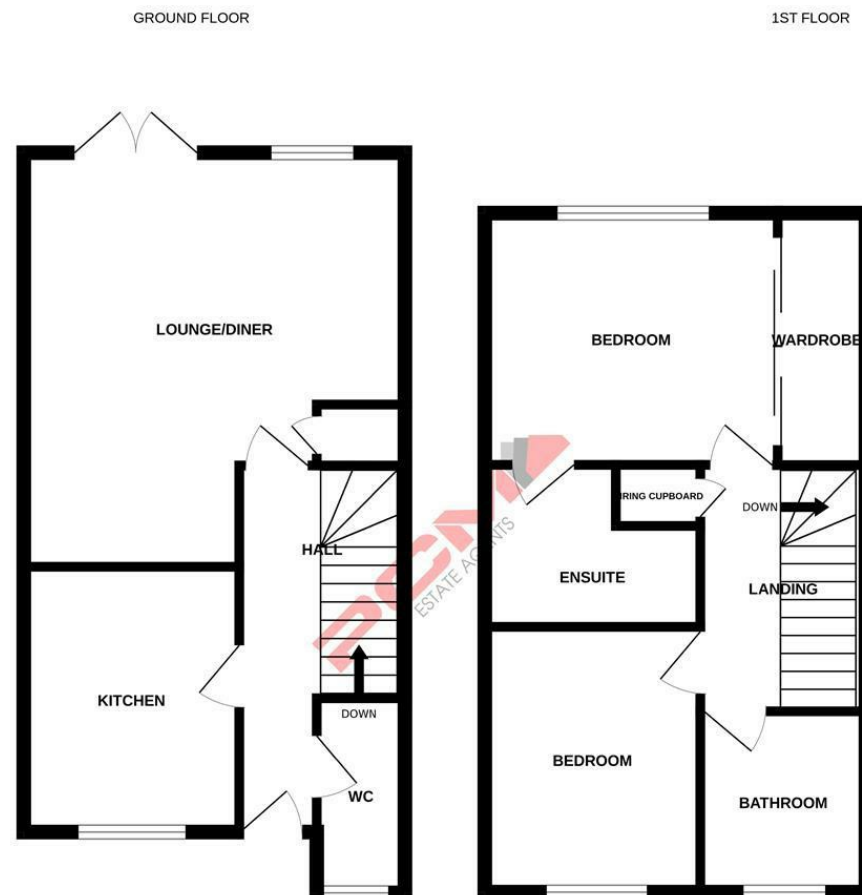
Located nearby with up and over door, additional parking in front of the garage.

REAR GARDEN

Area of composite decking providing two outdoor seating areas, one of which being perfect for enjoying a morning coffee and the other for table and chairs. There is an area of artificial lawn and gated rear access providing access to the garage.

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	

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.