



ESTATE AGENTS

23, Sedlescombe Gardens, St. Leonards-on-sea, TN38 0TD

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Price £299,950

PCM Estate Agents are delighted to present to the market an opportunity to secure this BEAUTIFULLY PRESENTED, EXTENDED THREE BEDROOM END-OF-TERRACE HOUSE, offering well-proportioned and versatile family accommodation throughout. The property has been thoughtfully improved by the current owners and benefits from a MODERN KITCHEN-DINING ROOM, SITTING ROOM, UNDERFLOOR HEATING where stated and a GARAGE.

The accommodation commences with an entrance porch leading through to a welcoming lounge. From here you continue into the impressive MODERN KITCHEN-DINING ROOM, which is fitted with a range of INTEGRATED APPLIANCES and benefits from UNDERFLOOR HEATING, creating a fantastic contemporary family and entertaining space. Steps lead down from the kitchen to a particularly useful SITTING ROOM, which enjoys built-in storage and further benefits from underfloor heating. This provides an excellent additional reception space with direct access to the rear garden, together with a convenient DOWNSTAIRS WC. To the first floor, the property offers THREE BEDROOMS, with two of the bedrooms benefiting from built-in wardrobes, providing excellent storage. There is also a modern shower room serving the first floor.

Externally, the property benefits from a TIERED REAR GARDEN, comprising a decked area leading onto a further section of artificial lawn, together with a pebbled area incorporating a raised vegetable patch. The garden also benefits from SIDE ACCESS AND A STORAGE SHED, providing useful additional storage. Further benefits include a GARAGE LOCATED WITHIN A NEARBY GARAGE BLOCK.

The property is ideally situated within easy reach of the popular shopping facilities at Silverhill, including the Asda superstore, while local schools and regular bus routes provide convenient access towards Hastings town centre. Hastings offers a comprehensive range of shopping, sporting and recreational facilities, together with a mainline railway station, seafront and promenade.

Truly, the only way to appreciate this STUNNING HOME is to arrange an immediate viewing via the owners' agents. Please call PCM Estate Agents now to avoid disappointment.

PRIVATE FRONT DOOR

Opening to:

ENTRANCE PORCH

Space for coat and shoe storage, further door to:

LOUNGE

15'4 x 11'4 (4.67m x 3.45m)

Built in storage cupboard with shelving and housing the electric meter, under stairs storage cupboard, radiator, double glazed window to front aspect with inset ceiling spotlights, wall mounted thermostat, stairs rising to the first floor landing, door to:

KITCHEN-DINER

15'5 x 12'4 (4.70m x 3.76m)

Modern and comprising a range of eye and base level units, integrated fridge freezer, inset one & ½ bowl stainless steel sink with mixer tap, integrated dishwasher, integrated washing machine and tumble dryer, eye level electric double oven, five ring gas hob with extractor above, additional countertop space and additional base level storage cupboards, additional searing space, tiled flooring with underfloor heating, two frosted double glazed window to side aspect, steps down to:

SITTING ROOM

12'1 x 8'6 (3.68m x 2.59m)

Multi-media wall with additional shelving and storage beneath, tiled flooring with underfloor heating, LED inset spotlights, skylight, wall mounted thermostat for the underfloor heating, built in storage cupboard, patio doors to the rear garden, door opening to:

DOWNSTAIRS WC

Comprising a low level dual flush wc, wash hand basin with mixer tap, extractor fan, frosted double glazed window to rear aspect.

FIRST FLOOR LANDING

Loft hatch to a boarded loft space with power, LED inset spotlights, frosted double glazed window to side aspect.

BEDROOM ONE

12'5 x 9'3 (3.78m x 2.82m)

Radiator, built in wardrobe, television point, double glazed window to rear aspect.

BEDROOM TWO

11'5 x 7'9 (3.48m x 2.36m)

Built in wardrobe, radiator, television point, double glazed window to front aspect.

BEDROOM THREE

8'4 x 7'3 (2.54m x 2.21m)

Radiator, television point, double glazed window to front aspect.

SHOWER ROOM

Modern and comprising a walk-in double shower with waterfall style shower head, low level dual flush wc, wash hand basin with mixer tap and storage beneath, chrome heated style towel rail, part tiled walls, built in storage cupboard with additional shelving, inset ceiling spotlights and extractor fan, frosted double glazed window to side aspect.

FRONT GARDEN

Laid to lawn with two steps down to the front of the property.

GARAGE

Located in nearby block with up and over door.

REAR GARDEN

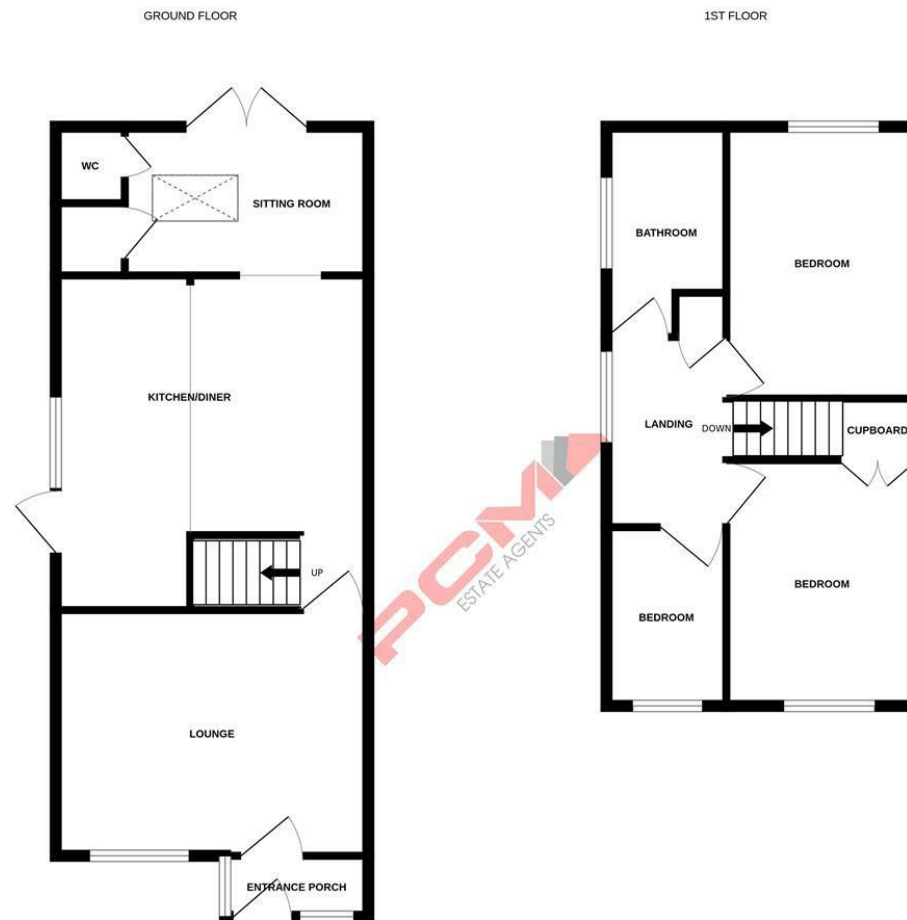
A particular feature of the property is the well-maintained and family friendly garden, with access from the Orangery having wooden steps down to a decked area, perfect for outdoor dining and entertaining. There is an area of artificial lawn, which once again becomes the ideal space for outdoor dining and entertaining, raised planters, wooden gate providing further access to an additional section of garden having shingle, raised vegetable patch and fenced boundaries. The garden also benefits from outside lighting, power, water tap, side access to the front of the property and storage shed.

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.