



ESTATE AGENTS

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Offers In Excess Of £300,000

PCM Estate Agents are delighted to present to the market an opportunity to secure this MODERN SEMI DETACHED THREE BEDROOM FAMILY HOME with GARAGE and OFF ROAD PARKING. Located in this incredibly sought after road within St Leonards, close to popular schooling establishments and local amenities. Offered to the market CHAIN FREE

Inside this family home the accommodation is arranged over two floors comprising entrance hall, SPACIOUS LOUNGE-DINING ROOM with access onto a LOVELY GARDEN, GOOD SIZE MODERN KITCHEN, upstairs landing, THREE BEDROOMS and a modern bathroom.

The property has double glazed windows, GARAGE, OFF ROAD PARKING and an EV CHARGING POINT.

This property should be viewed to fully appreciate the level of space and convenient position on offer. Call the owners agents now to book your appointment to view.

DOUBLE GLAZED FRONT DOOR

Opening to:

ENTRANCE HALL

Double glazed window with frosted glass to side of door, wall mounted electric radiator, telephone point, stairs rising to upper floor accommodation, wall mounted consumer unit for electrics.

OPEN PLAN LOUNGE-DINING ROOM

16'9 x 14'9 (5.11m x 4.50m)

Understairs storage cupboard, wall mounted electric radiator, television point, double glazed window and door to rear aspect allowing for a pleasant outlook and access to rear garden.

KITCHEN

9'5 max x 8' (2.87m max x 2.44m)

Modern kitchen built with a range of matching eye and base level cupboards and drawers with work surfaces over, four ring electric hob with electric oven below, pull out cooker hood over, inset drainer sink unit with mixer tap, space for tall fridge/freezer, space and plumbing for washing machine, wood effect vinyl flooring, double glazed window to front aspect.

FIRST FIRST LANDING

Hatch providing access to loft space, (loft is partly boarded with light).

BEDROOM ONE

15'2 max narrowing to 12'1 x 9' (4.62m max narrowing to 3.68m x 2.74m)
Wall mounted electric radiator, two double glazed windows to front aspect, airing cupboard housing immersion heater, built in fitted wardrobes.

BEDROOM TWO

11'4 x 8'2 (3.45m x 2.49m)

Wall mounted electric radiator, double glazed window to rear aspect with pleasant views on to the garden and nature reserve beyond.

BEDROOM THREE

8'6 x 6'8 (2.59m x 2.03m)

Wall mounted electric radiator, double glazed window to rear aspect with a pleasant outlook onto the garden and the nature reserve beyond.

BATHROOM

Panelled bath with glass shower screen and electric shower over bath, pedestal wash hand basin with tiled splashback, dual flush wc, ladder style heated towel rail, partially aquaboarded wall, tile effect vinyl flooring, double glazed patterned glass window to side aspect.

FRONT GARDEN

Front garden with driveway to side, large enough to park two vehicles in tandem, wall mounted EV charging point.

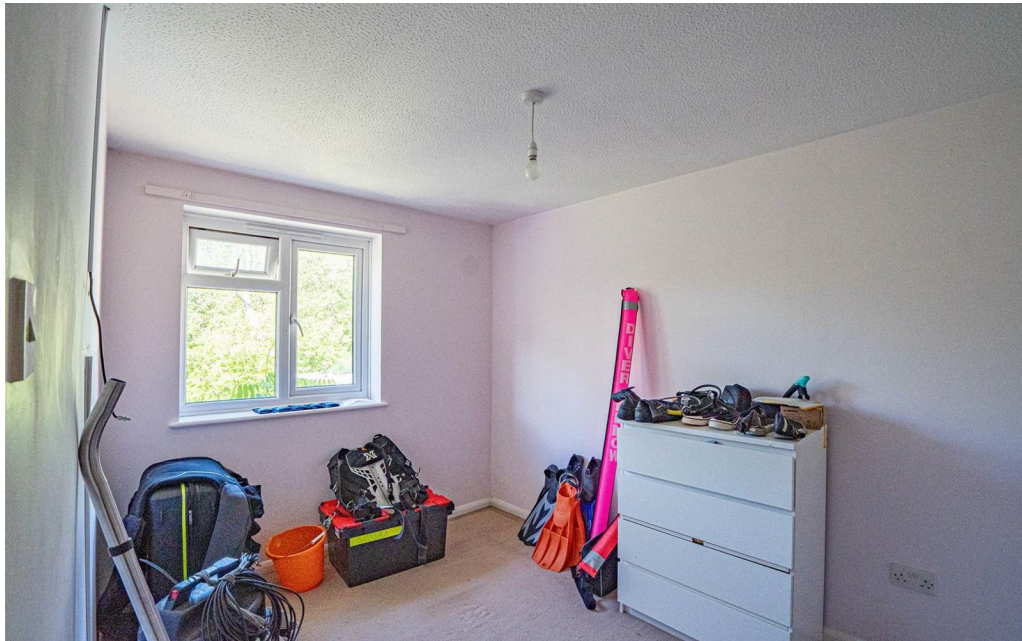
GARAGE

Up and over door, power and light, personal door opening to rear garden.

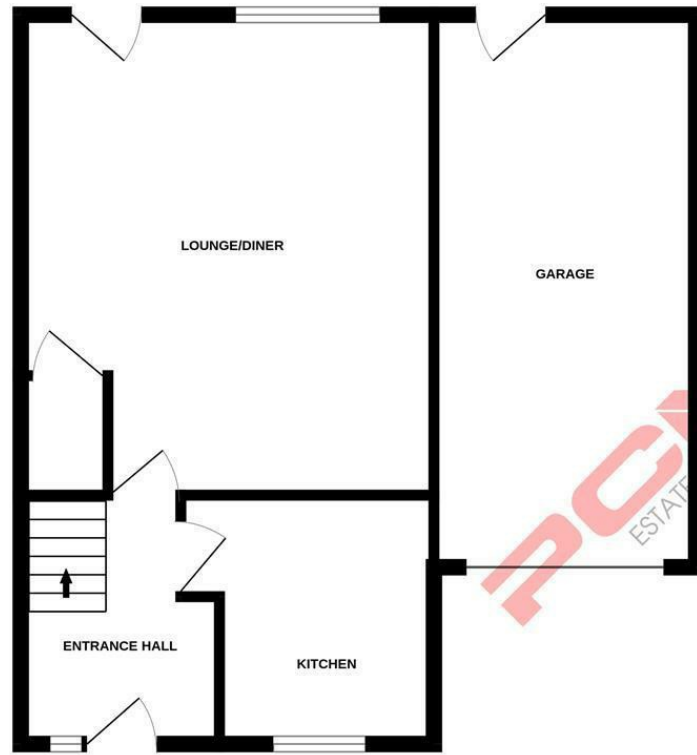
REAR GARDEN

The rear garden is arranged as two sections. The upper section is level with lawn and patio areas, path. This area has been fenced off. The garden does extend beyond opening onto the nature woodland area to the rear.

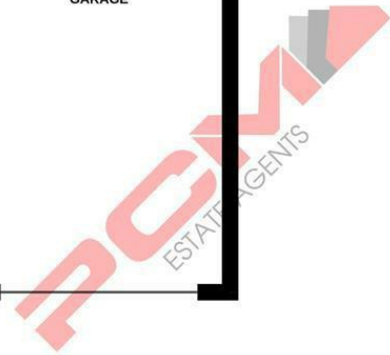
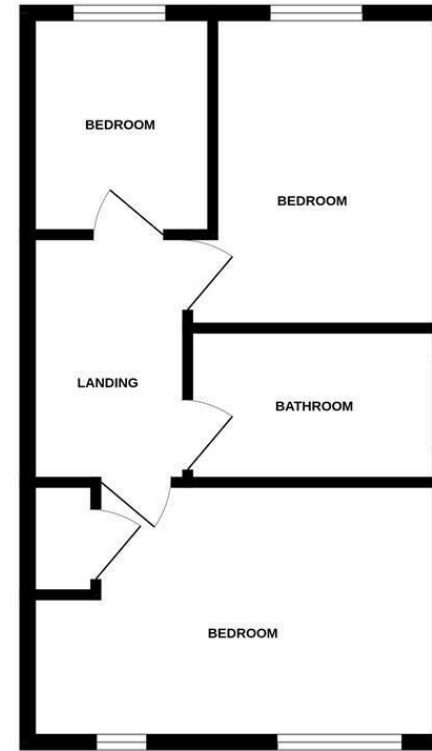
Council Tax Band: C



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.

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		49	
(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	