



ESTATE AGENTS

39, Farmlands Close, St. Leonards-On-Sea, TN37 7UE

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Offers In Excess Of £300,000

PCM Estate Agents welcome to the market an opportunity to acquire this CHAIN FREE, MODERN, THREE BEDROOM SEMI-DETACHED HOUSE with driveway providing OFF ROAD PARKING for multiple vehicles, GARAGE and a LOW-MAINTENANCE GARDEN. Offered to the market CHAIN FREE.

Conveniently located on this sought-after road within the favoured Little Ridge region of St Leonards, close to popular schooling establishments and nearby local amenities.

Accommodation is arranged over two floors comprising a welcoming entrance hall, DOWNSTAIRS WC, lounge onto DINING ROOM, CONSERVATORY, kitchen, upstairs landing, THREE BEDROOMS, all of which have built in storage, and a family bathroom with bath and shower. The property also benefits from gas central heating and double glazing.

Externally the property has a LOW-MAINTENANCE GARDEN mainly laid with decking, ideal for anybody looking for a garden that needs little in the way of ongoing maintenance.

Viewing comes highly recommended, please call the owners agents now to book your appointment and avoid disappointment.

DOUBLE GLAZED FRONT DOOR

Opening to:

ENTRANCE HALL

Stairs rising to the first floor accommodation, radiator, wood effect LVT flooring, double glazed window to side aspect, doors to:

DOWNSTAIRS WC

Dual flush low level wc, wall mounted wash hand basin with tiled splashbacks, radiator, double glazed window with pattern glass to side aspect.

LOUNGE

13' x 12'4 (3.96m x 3.76m)

Coving to ceiling, radiator, under stairs storage, television point, double glazed window to front aspect, opening to:

DINING ROOM

10'9 x 7'8 (3.28m x 2.34m)

Wood laminate flooring, radiator, coving to ceiling, double glazed sliding patio doors to the conservatory and door to:

KITCHEN

11'1 x 7'8 (3.38m x 2.34m)

Fitted with a matching range of eye and base level cupboards and drawers with worksurfaces over and tiled splashbacks, electric hob with fitted cooker hood over, waist level double oven and grill, inset one & ½ bowl drainer-sink unit with mixer tap, space and plumbing for washing

machine, integrated under counter fridge and separate freezer, part tiled walls, wood laminate flooring, double glazed windows to side and rear aspects and double glazed door opening to the garden.

CONSERVATORY

8' x 7' (2.44m x 2.13m)

UPVC construction with polycarbonate roof and double glazed French doors to side aspect with views and access onto the garden.

FIRST FLOOR LANDING

Loft hatch, built in cupboard housing the boiler, double glazed window to side aspect, doors to:

BEDROOM

12'6 x 11'9 (3.81m x 3.58m)

Radiator, fitted wardrobes with mirrored sliding doors, double glazed window to front aspect having lovely townscape views.

BEDROOM

9'5 x 7'5 (2.87m x 2.26m)

Fitted wardrobes, radiator, partially wood panelled walls, double glazed window to rear aspect having views over the garden.

BEDROOM

6'5 x 6'3 (1.96m x 1.91m)

Measurement excludes door recess. Built in cupboard/ wardrobe, double glazed window to front aspect having lovely townscape views.

BATHROOM

Panelled bath with mixer tap and shower attachment, separate corner walk-in shower enclosure with electric shower, wall hung vanity enclosed wash hand basin with mixer tap, dual flush low level wc, partially aquabored walls, heated towel rail, wood laminate flooring, extractor for ventilation, double glazed pattern glass window to rear aspect.

OUTSIDE - FRONT

Lawned front garden with steps up to the front door, driveway extending down the side elevation providing off road parking for several vehicles leading to:

GARAGE

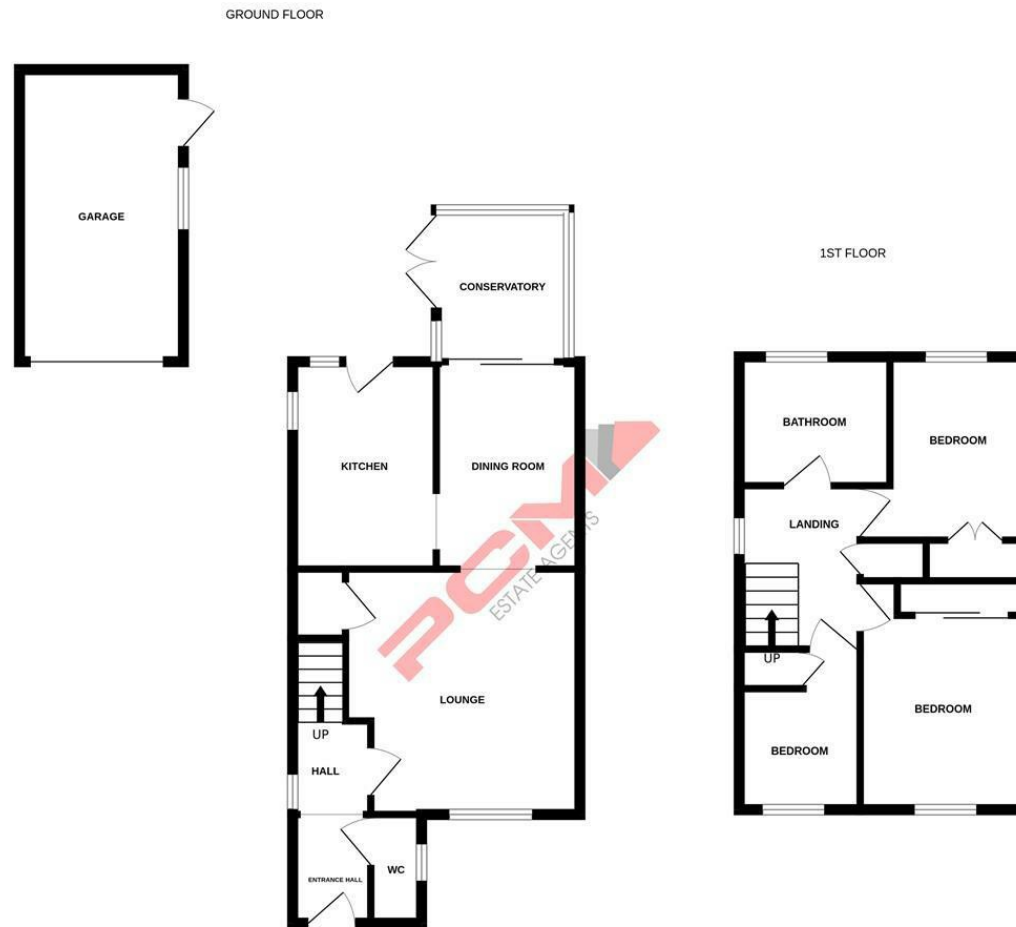
Up and over door, door to side aspect opening to the rear garden.

REAR GARDEN

Terraced and low-maintenances, arranged over two main areas and laid primarily with decking. The garden extends behind the garage, with established plants and shrubs.

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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