



ESTATE AGENTS

3, Oxley Close, St. Leonards-On-Sea, TN38 0SZ

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Price £279,995

PCM Estate Agents are delighted to present to the market an opportunity to secure this TWO BEDROOM SEMI-DETACHED HOME, offering MODERN ACCOMMODATION finished to a HIGH STANDARD throughout and benefitting from the remainder of a 10-year Structural Premier Guarantee. Constructed in 2021, the property forms part of this superb and RARELY AVAILABLE development of just eight houses, situated within one of the town's premier residential roads.

The property enjoys a range of modern conveniences including gas central heating, double glazing, a CONTEMPORARY KITCHEN with INTEGRATED APPLIANCES, ground floor CLOAKROOM/WC and a spacious LOUNGE-DINER with double glazed sliding patio doors opening onto the rear garden, creating an ideal space for both relaxing and entertaining. To the first floor are TWO GENEROUSLY SIZED BEDROOMS together with a stylish family bathroom.

Externally, the property benefits from GARDENS to both the front and rear, in addition to TWO ALLOCATED PARKING SPACES which are pre-wired for the installation of electric vehicle charging points.

Conveniently positioned within easy reach of local schools, shopping facilities and regular bus routes connecting to Hastings town centre, with its comprehensive range of shopping, sporting and recreational facilities, mainline railway station, seafront and promenade.

The only way to fully appreciate this outstanding MODERN HOME is to arrange an immediate viewing via the owners' agents. Early viewing is highly recommended to avoid disappointment.

CANOPIED ENTRANCE PORCH

With exterior light, part double glazed door opening to;

ENTRANCE HALL

Staircase rising to upper floor accommodation, radiator.

CLOAKROOM

Wash hand basin set into vanity unit beneath with stainless steel mixer tap over, low level wc., inset ceiling spotlighting, extractor fan, return door to hallway.

KITCHEN

14'0" max narrowing to 7'4" x 11'1" max (4.27m max narrowing to 2.24m x 3.38m

max)

Double glazed window to front aspect, stainless steel inset sink with stainless steel mixer tap over, range of modern base units comprising cupboards and drawers set beneath working surfaces with matching wall units over, integrated dishwasher, integrated fridge freezer, cooker hood over Bosch stainless steel inset four ring gas hob, stainless steel inset Bosch integrated oven, integrated washing machine, tiled floor, inset ceiling spotlighting, return door to hallway, door to;

LOUNGE

15'3" x 9'6" (4.65m x 2.90m)

Double glazed sliding patio doors opening to rear garden, under stairs storage cupboard, inset ceiling spotlighting, radiator, return door to kitchen.

FIRST FLOOR LANDING

Double glazed window to side aspect, inset ceiling spotlighting, trap hatch to loft space.

BEDROOM ONE

15'4" max x 10'11" max (4.67m max x 3.33m max)

Double glazed windows to front aspect, inset ceiling spotlighting, radiator, return door to landing.

BEDROOM TWO

9'8" x 8'9" (2.95m x 2.67m)

Double glazed window to rear aspect, radiator, inset ceiling spotlighting, return door to landing.

BATHROOM

Double glazed window to rear aspect, part tiled walls, white suite comprising panelled bath with mixer spray attachment, wash hand basin set into vanity unit beneath, low level wc, radiator, inset ceiling spotlighting, tiled floor, return door to landing.

FRONT GARDEN

Paved pathway.

REAR GARDEN

Good sized patio area leading to gardens prepared and seeded, enclosed by fencing.

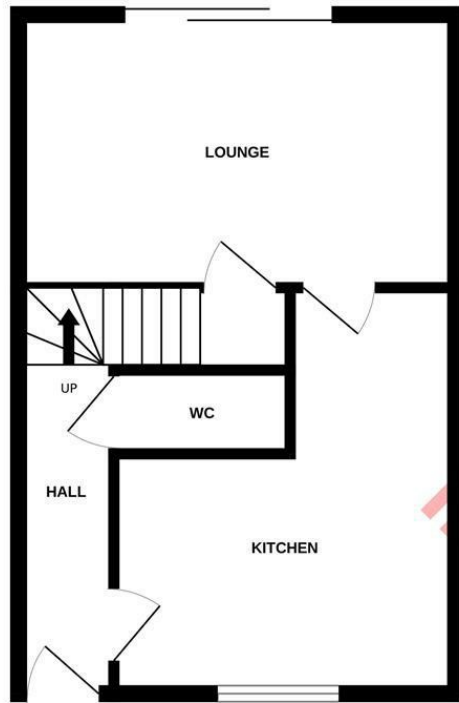
PARKING

Two allocated car parking spaces and wired in preparation for electric vehicle charging points in car park to front.

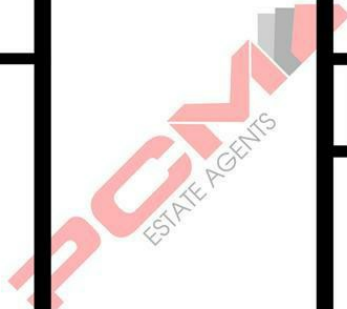
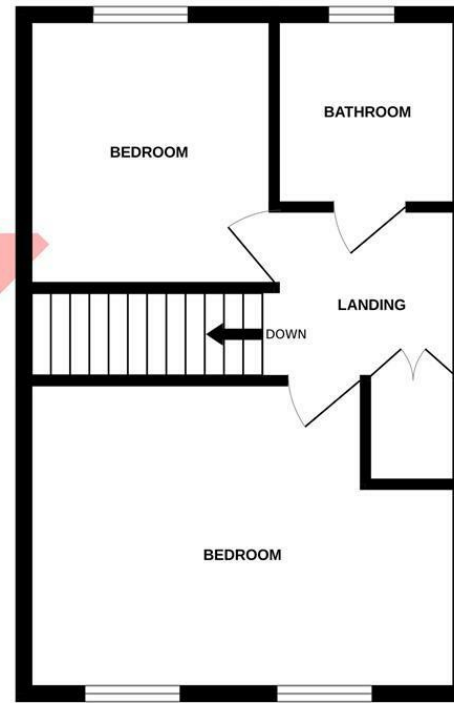
Council Tax Band: C



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			96
(81-91) B		83	
(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	