



**1 Gillsmans Coppice, Gillsmans Hill, St.
Leonards-On-Sea, TN38 0FY**

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Tel: 01424 839111

Price £349,950

PCM Estate Agents are delighted to present to the market an EXCITING AND RARE OPPORTUNITY to acquire this MODERN FOUR STOREY THREE DOUBLE BEDROOM TOWNHOUSE offered to the market CHAIN FREE with adaptable accommodation with a convenient LOW-MAINTENANCE GARDEN, gas central heating and double glazing

Accommodation comprises a spacious entrance hall, SUPERB GAMES ROOM/ BAR converted from the garage and a SHOWER ROOM, first floor landing with OPEN PLAN LOUNGE-DINING ROOM which leads to an ORANGERY having views and access to the LOW-MAINTENANCE LANDSCAPED GARDEN, there is also a well-equipped MODERN KITCHEN with INTEGRATED APPLIANCES. To the second floor there are TWO LARGE DOUBLE BEDROOMS with FREESTANDING FITTED WARDROBES incorporated in the sale and a LUXURIOUS BATHROOM with bath and shower, whilst to the third floor there is a further DOUBLE BEDROOM. The property also benefits from a OFF ROAD PARKING, an EV CHARGING PORT and a LOW-MAINTENANCE GARDEN having a combination of sandstone patio and composite decking.

Positioned within easy reach of amenities in St Leonards, including popular schooling establishments. Please call the owners agents now to book your viewing.

DOUBLE GLAZED FRONT DOOR

Opening to:

ENTRANCE HALL

Spacious with stairs rising to the first floor, under stairs storage cupboard, radiator, wood laminate flooring, door to:

GAMES ROOM/ BAR

18'9 x 8'3 (5.72m x 2.51m)

Originally the garage but now converted, offering an adaptable space. Down lights, radiator, tile effect laminate flooring, bar area.

SHOWER ROOM

Continuation of the wood laminate flooring, chrome ladder style heated towel rail, concealed cistern dual flush low level wc, vanity enclosed wash hand basin and chrome mixer tap, large walk in shower enclosure with rain style shower head and hand-held shower attachment, partially aquaborded walls, down lights, extractor for ventilation, large utility cupboard housing space and plumbing for washing machine and further space for tumble dryer.

FIRST FLOOR LANDING

Stairs rising to second floor accomodation, double glazed window to side aspect, door opening to:

OPEN PLAN LOUNGE-DINING ROOM

21' max x 15'4 narrowing to 8'7 (6.40m max x 4.67m narrowing to 2.62m)

Two radiators, wood laminate flooring, television and telephone points, double glazed windows to rear aspect, double opening leading to:

ORANGERY

11'9 x 9'6 (3.58m x 2.90m)

Down lights, wood laminate flooring, double glazed window to side aspect, double glazed bi-folding doors to rear providing a pleasant outlook and access onto the garden, large double glazed lantern.

KITCHEN

15'4 x 7'1 (4.67m x 2.16m)

Part tiled walls, ample space for breakfast table, dual aspect room with double glazed window to side and two double glazed windows to front. Built with a matching range of eye and base level cupboards and drawers fitted with soft close hinges and having granite countertops and matching upstands over, tiled splashbacks, wall mounted combi boiler, four ring gas hob with oven and grill below, fitted cooker hood, integrated dishwasher and an integrated tall fridge freezer.

SECOND FLOOR LANDING

Double glazed window to side aspect, radiator, stairs rising to the third floor.

BEDROOM

15'6 max x 11'9 max (4.72m max x 3.58m max)

Freestanding wardrobes incorporated in the sale, double glazed window to rear aspect.

BEDROOM

15'7 max x 9'3 max (4.75m max x 2.82m max)

Freestanding wardrobed incorporated within the sale, radiator, two double glazed windows to front aspect.

BATHROOM/ SHOWER ROOM

Large bath with mixer tap, separate walk in shower enclosure with rain style shower head and hand-held shower attachment, concealed cistern dual flush low level wc, vanity enclosed wash hand basin offering ample storage space and chrome mixer tap, wall mounted mirrored vanity unit, extractor fan for ventilation, partially aquaborded walls, wood laminate flooring, chrome ladder style heated towel rail.

THIRD FLOOR LANDING

Nook being ideal for desk/ study area, double glazed window to rear aspect, door to:

BEDROOM

16'2 max x 11'4 (4.93m max x 3.45m)

Access to eaves storage, wood laminate flooring, radiator, double glazed window to rear aspect.

OUTSIDE - FRONT

Driveway providing off road parking, EV charging point.

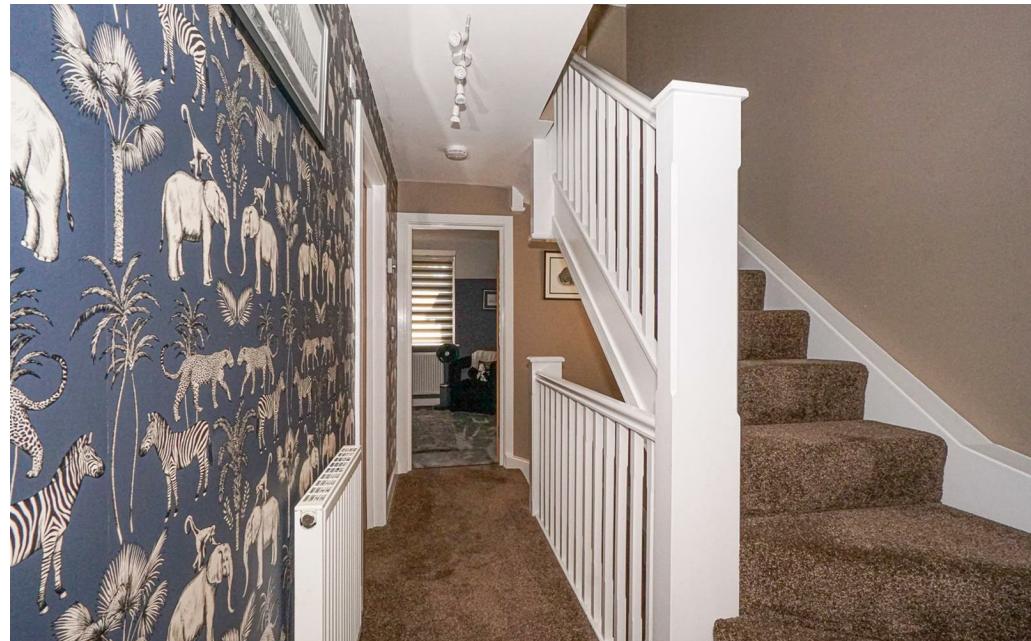
REAR GARDEN

Low maintenance and landscaped, enclosed with a canopied decked patio, stone patio enjoying plenty of afternoon/ evening sunshine.

Council Tax Band: D



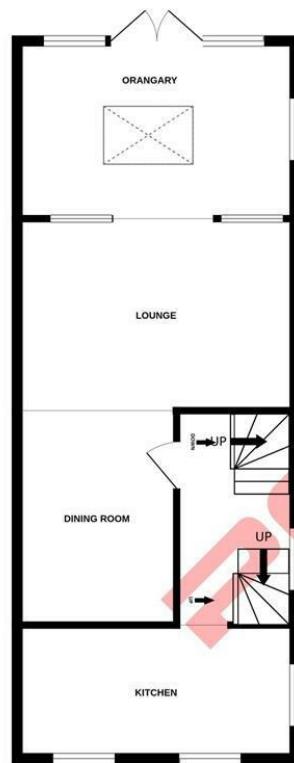




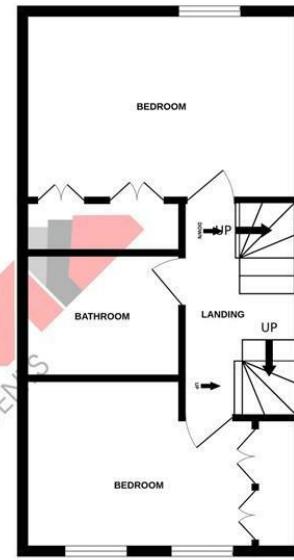
GROUND FLOOR



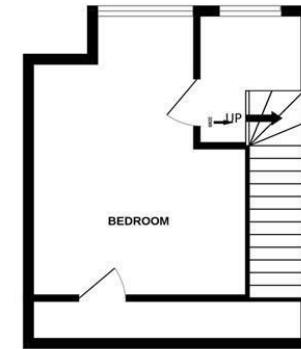
1ST FLOOR



2ND FLOOR



3RD 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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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			
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			
EU Directive 2002/91/EC			