



**30, The Hoe, St. Leonards-On-Sea, TN37 7LL**

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**Offers In Excess Of £315,000**

PCM Estate Agents is delighted to present an exceptional opportunity to acquire this BEAUTIFULLY UPDATED THREE BEDROOM SEMI-DETACHED HOUSE, nestled in a peaceful cul-de-sac within the sought-after region of St. Leonards. This property boasts a convenient driveway with OFF ROAD PARKING and a STUNNING LANDSCAPED GARDEN featuring a large wraparound patio, perfect for alfresco dining and entertaining.

Inside, the home has been meticulously renovated to offer stylish and well-appointed accommodation. The entrance hall leads to a COSY LIVING ROOM with a MODERN MEDIA WALL and an impressive OPEN PLAN KITCHEN-DINING AREA, complete with INTEGRATED APPLIANCES and direct access to the garden. Upstairs, a bright landing leads to THREE BEDROOMS, Two of which are equipped with fitted wardrobes. The family bathroom is elegantly designed, featuring a shower over the bath.

Additional highlights include gas central heating, double glazing, and a DETACHED GARAGE that has been partially converted into a functional UTILITY ROOM, while the front section remains ideal for storage or motorcycles.

The garden is truly a standout feature, offering two terraces, one with lush lawn and another with a spacious patio, perfect for relaxation and enjoying the views. Plus, the front-facing rooms on the upper floor providing a lovely outlook.

Conveniently located within easy reach of local amenities, this property is a true gem. Contact PCM Estate Agents to arrange a viewing today!

#### **DOUBLE GLAZED FRONT DOOR**

With obscured glass window to side opening to:

#### **PORCH**

Offering a welcoming spot to take off shoes and hang coats, further wooden door leading to:

#### **LIVING ROOM**

16'8 x 13'2 (5.08m x 4.01m)

Stairs rising to upper floor accommodation, inset down lights, wood effect LVT flooring, media wall with recessed electric fire, recessed alcove for a television,

speakers for surround sound, under stairs storage cupboard, two radiators, double glazed window to front aspect, large opening to:

#### **OPEN PLAN KITCHEN-DINING ROOM**

16'8 x 10'6 (5.08m x 3.20m)

Continuation of the wood effect LVT flooring, combination of down lights as well as pendant hanging lighting over the dining table, LED lighting set beneath the kitchen units and LED strip lighting recessed to the ceiling. The kitchen itself is modern and built with a range of base level cupboards and drawers fitted with soft close hinges, worksurfaces with matching upstands, Bosch electric hob with fitted cooker hood over, waist level double oven and grill, integrated fridge freezer, inset sunken sink with mixer tap, radiator, speakers for surround sound, dual aspect room with double glazed window to rear and side aspects, double glazed French doors providing access to the garden.

#### **FIRST FLOOR LANDING**

Radiator, down lights, double glazed window to side aspect.

#### **BEDROOM**

13'8 max x 10'2 (4.17m max x 3.10m)

Inset down lights, radiator, feature panelled wall, radiator, built in wardrobes with mirrored sliding doors, double glazed window to front aspect with pleasant views over Hastings, towards Beachy Head and having partial views of the sea.

#### **BEDROOM**

11'2 x 10' (3.40m x 3.05m)

Loft hatch providing access to loft space, inset down lights, radiator, built in wardrobes with mirrored sliding doors, feature wood panelled wall with recessed lighting, double glazed window to rear aspect with views onto the garden.

#### **BEDROOM**

10'2 narrowing to 7'9 x 6'8 (3.10m narrowing to 2.36m x 2.03m)

Down lights, radiator, built in cupboard over the bulkhead for the stairs, double glazed window to rear aspect with pleasant far reaching views over Hastings and to the sea and Beachy Head.

#### **BATHROOM**

Part tiled walls, tiled flooring, heated towel rail, inset down lights, extractor fan

for ventilation, panelled bath with shower over having rain style shower head and hand-held shower attachment, glass shower screen, concealed cistern dual flush low level wc, vanity enclosed wash hand basin with chrome mixer tap, double glazed pattern glass window to rear aspect.

#### **OUTSIDE - FRONT**

Driveway providing off road parking.

#### **GARAGE/ STORAGE**

9' x 8'8 (2.74m x 2.64m)

Partially converted to create a utility space, now for use as storage or a motorcycle garage.

#### **UTILITY**

8'7 x 6'2 (2.62m x 1.88m)

Wall mounted electric radiator, tiled flooring, range of cupboards set beneath kitchen worksurface, stainless steel circular sink with mixer tap, space and plumbing for washing machine, tumble dryer and a slimline dishwasher, further space for freezer, part tiled walls, wall mounted consumer unit for the electrics, double glazed window to rear aspect overlooking the garden.

#### **REAR GARDEN**

Landscaped with a large stone wrap around patio, offering ample outdoor space to eat al-fresco and entertain, few steps up to a further decked patio and areas of lawn, greenhouse, established planted borders, gated side access to front and further access into the utility room.

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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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	EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	EU Directive 2002/91/EC

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