



ESTATE AGENTS

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**Offers In Excess Of £375,000**

PCM Estate Agents are delighted to present to the market an opportunity to purchase this EXTENDED FOUR BEDROOMED DETACHED FAMILY HOME positioned in a quiet cul-de-sac within this favourable Little Ridge location, close to popular schooling establishments and nearby amenities. Offered to the market CHAIN FREE.

The well-presented and MODERN INTERIOR is arranged over two floors comprising an entrance hall, DOWNSTAIRS WC, lounge OPEN PLAN KITCHEN-DINING ROOM, UTILITY ROOM, upstairs landing, MASTER BEDROOM with EN SUITE SHOWER ROOM, THREE FURTHER BEDROOMS and a MODERN FAMILY BATHROOM. The property has OFF ROAD PARKING to the front and an ENCLOSED LOW-MAINTENANCE GARDEN. The garage has been partially converted to incorporate a UTILITY SPACE and what is left of the garage is now used for storage.

Please call the owners agents now to book your viewing to avoid disappointment.

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

Opening to:

#### **ENTRANCE HALL**

Stairs rising to upper floor accommodation, wall mounted vertical radiator, engineered oak flooring.

#### **DOWNSTAIRS WC**

Dual flush low level wc, vanity enclosed wash hand basin with tiled splashback and chrome mixer tap, radiator, engineered oak flooring, double glazed pattern glass window to front aspect.

#### **LIVING ROOM**

16'3 max x 12'5 max (4.95m max x 3.78m max)  
Engineered oak flooring, coving to ceiling, radiator, television point, double glazed bay window to front aspect, door to:

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

16' x 10'4 (4.88m x 3.15m)  
Engineered oak flooring, wall mounted radiator, part tiled walls, ample space for large dining table. Fitted with a matching range of eye and base level cupboards and drawers with soft close hinges and marble effect worktops over, four ring gas hob with inset resin drainer-sink unit with mixer tap, space for dishwasher, space for tall fridge freezer, under stairs storage cupboard, double glazed windows and door to rear aspect with views and access onto the garden, door to:

#### **UTILITY ROOM**

14'6 max x 7'5 (4.42m max x 2.26m)  
Wood laminate flooring, radiator, space and plumbing for washing machine and tumble dryer set beneath kitchen worktop, space for under counter fridge and drinks refrigerator, double glazed door to garden.

#### **FIRST FLOOR LANDING**

Loft hatch providing access to loft space.

#### **BEDROOM ONE**

14'6 x 8'3 (4.42m x 2.51m)  
Loft hatch providing access to loft space, radiator, double glazed window to front aspect, door to:

#### **EN SUITE SHOWER ROOM**

Walk in shower enclosure with rain style shower head and further hand shower attachment, wash hand basin with tiled splashback and chrome mixer tap, dual flush low level wc, part tiled walls, radiator, down lights, extractor fan for ventilation, double glazed window to rear aspect.

#### **BEDROOM TWO**

15'1 x 9' (4.60m x 2.74m)  
Radiator, double glazed window to front aspect.

#### **BEDROOM THREE**

10'6 x 8'7 (3.20m x 2.62m)  
Radiator, double glazed window to front aspect.

#### **BEDROOM FOUR**

9'1 x 6'9 (2.77m x 2.06m)  
Radiator, double glazed window to front aspect.

#### **FAMILY BATHROOM**

Panelled bath with mixer tap, vanity enclosed wash hand basin with chrome mixer tap and ample storage set beneath, concealed cistern dual flush low level wc to the side, tiled walls, tiled flooring, radiator, down lights, wall mounted LED mirror, double glazed window to rear aspect.

#### **REAR GARDEN**

Low-maintenance, laid with artificial lawn and having a porcelain stone patio, fenced and walled boundaries.

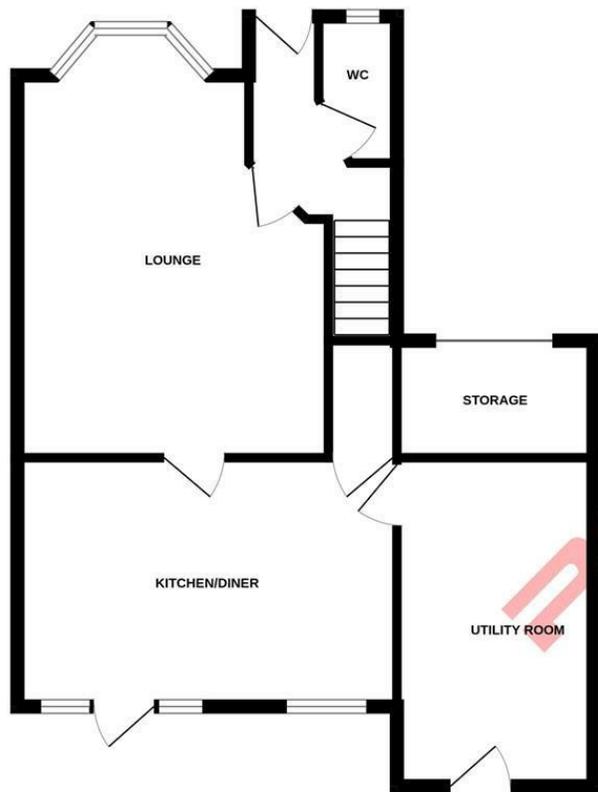
#### **OUTSIDE - FRONT**

Driveway providing off road parking.

Council Tax Band: D



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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
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