



ESTATE AGENTS

**10, Sandringham Heights, St. Leonards-On-Sea, TN38
9UA**

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Guide Price £300,000

**** GUIDE PRICE £300,000 TO £325,000 ****

PCM Estate Agents welcome to the market this **EXTENDED THREE BEDROOM LINK-DETACHED HOUSE** with **GARAGE & OFF ROAD PARKING**, tucked away in a quiet cul-de-sac within this sought-after location in St Leonards.

Accommodation is arranged over two floors with an **EXTENDED LOUNGE-DINER-RECEPTION SPACE**, kitchen and **SHOWER ROOM**, whilst upstairs there are **THREE BDRROOMS** and a family bathroom. The property has a **GOOD-SIZED GARDEN** with large shed at the rear, whilst also having a driveway providing **OFF ROAD PARKING** leading to the **ATTACHED GARAGE**. There is also the benefit of gas central heating and double glazing, but is **IN NEED OF SOME MODERNISATION**

Located close to popular schooling establishments and amenities including Tesco Superstore located in Church Wood Drive. Please call the owners agents now to book your immediate viewing to avoid disappointment.

PRIVATE FRONT DOOR

With frosted glass insert leading to:

LOUNGE

15'1 max x 12'8 max (4.60m max x 3.86m max)
Radiator, stairs rising to upper floor accommodation, under stairs storage, double glazed window to front aspect, opening to:

RECEPTION ROOM

8'8 x 7'5 (2.64m x 2.26m)
Laminate flooring, radiator, storage, opening to dining room and door to:

SHOWER ROOM

5'9 x 5'7 (1.75m x 1.70m)
Vinyl flooring, corner shower with tiled surround, pedestal wash hand basin, wc heated towel rail, part tiled and extractor fan.

DINING ROOM

10'3 x 7'9 (3.12m x 2.36m)
Laminate flooring, roof light, radiator, French doors providing access to the rear garden, opening to:

KITCHEN

10'1 max x 10' max (3.07m max x 3.05m max)
Fitted with a range of eye and base level cupboards and drawers, four ring electric hob with extractor over, separate double oven, double sink, space for fridge freezer, integrated dishwasher, part tiled surround, storage cupboard, inset spotlights, tiled flooring, double glazed windows to rear aspect, frosted double glazed door providing access to the side leading to the garden and rear of the garage.

FIRST FLOOR LANDING

Double glazed window to side aspect, doors to:

BEDROOM

9'5 x 9'2 (2.87m x 2.79m)
Radiator, double glazed window to front aspect.

BEDROOM

9'9 x 9'2 (2.97m x 2.79m)
Carpet, radiator, built in storage, double glazed window overlooking the garden and having far reaching views over woodland and to the sea.

BEDROOM

7'5 x 5'4 (2.26m x 1.63m)
Carpeted, radiator, double glazed window to rear aspect having far reaching views over woodland and to the sea.

BATHROOM

6'5 x 5'4 (1.96m x 1.63m)
Bath with shower over, pedestal wash hand basin, wc, vinyl flooring, radiator, extractor fan, frosted double glazed window to front aspect.

REAR GARDEN

Good sized garden with paving slabs, area of lawn, pathway leading to the rear, good sized shed (17'3 x 10'4), fenced surround, access to garage.

OUTSIDE - FRONT

Pathway to front door, area of lawn, off road parking for one vehicle leading to:

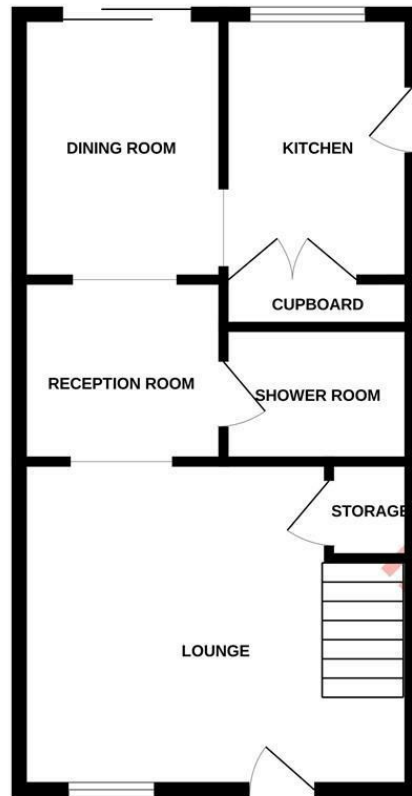
SINGLE GARAGE

With up and over door.

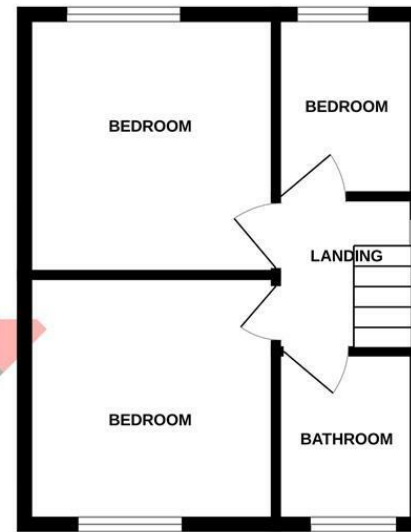
Council Tax Band: D



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) 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		

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		