PCM ESTATE AGENTS

12, Lydd Close, St. Leonards-On-Sea, TN38 9AD

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Price £290,000

PCM Estate Agents welcome to the market an opportunity to acquire tis MODERN END OF TERRACED THREE BEDROOM FAMILY HOME, tucked away in a quiet cul-de-sac location within this favourable region of St Leonards. The property has OFF ROAD PARKING and an ENCLOSED LOW-MAINTENANCE GARDEN.

The exceptionally well-appointed accommodation comprises a welcoming entrance hall, DOWNSTAIRS WC, DUAL ASPECT LOUNGE-DINING ROOM, lovely KITCHEN with INTEGRATED APPLIANCES, stone countertops and matching upstands. Whilst upstairs there are THREE BEDROOMS and a family bathroom with a lovely shower over the bath.

Situated within easy reach of popular schooling establishments and nearby local amenities. Viewing comes highly recommended for anyone seeking a lovely home within a SUPERB LOCATION.

Please call the owners agents now to book your viewing.

DOUBLE GLAZED FRONT DOOR
Opening to:

ENTRANCE HALL
Wall mounted consumer unit for the electrics, radiator, double glazed window to side aspect, doors to:

DOWNSTAIRS WC
Dual flush low level wc, pedestal wash hand basin with tiled splashbacks and chrome mixer tap, radiator, double glazed obscured glass window to front aspect.

LOUNGE-DINER
26' into bay x 14'5 narrowing to 8'2 (7.92m into bay x 4.39m narrowing to 2.49m)
Lovely open plan room being well-decorated with partially wood panelled walls, two radiators, stairs rising to the first floor accommodation with storage beneath, television point, double glazed bay window to front aspect, double glazed French doors opening to the rear garden, doorway to:

MODERN KITCHEN
10'6 x 6' (3.20m x 1.83m)
Fitted with a matching range of eye and base level cupboards and drawers with soft close hinges, stone countertops and matching upstands, Lamona electric hob with extractor over and oven below, integrated appliances including tall fridge freezer, washing machine and dishwasher, wall mounted cupboard concealed boiler, inset resin drainer-sink unit with mixer tap, radiator inset spotlights, double glazed window to rear aspect with views onto the garden.

FIRST FLOOR LANDING
Partially wood panelled walls, built in storage cupboard, doors to:

BEDROOM
11'6 x 9'6 (3.51m x 2.90m)
Partially wood panelled wall, radiator, built in double wardrobe, double glazed window to front aspect.

BEDROOM
9'8 x 8'1 (2.95m x 2.46m)
Radiator, double glazed window to rear aspect.

BEDROOM
9'6 narrowing to 7'2 x 6'6 (2.90m narrowing to 2.18m x 1.98m)
Radiator, double glazed window to rear aspect.

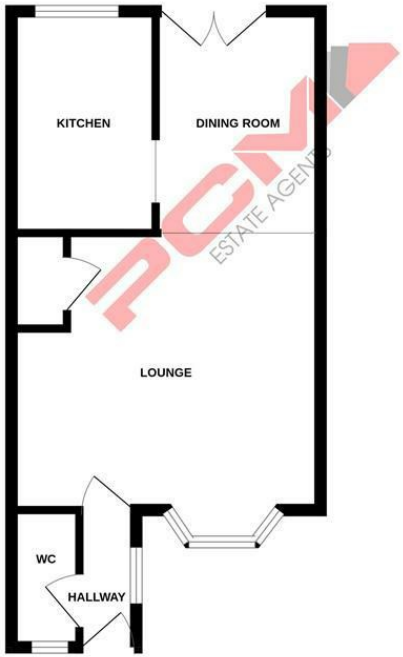
BATHROOM
Panelled bath with mixer tap and shower over with rain style shower head and hand-held shower attachment, vanity enclosed wash hand basin with mixer tap and storage set beneath, dual flush low level wc, heated towel rail, part tiled walls, tiled flooring, inset down lights, extractor for ventilation, double glazed obscured glass window to side aspect.

OUTSIDE - FRONT
Driveway providing off road parking, steps down to a path leading to the front door, area of front garden laid with stone.

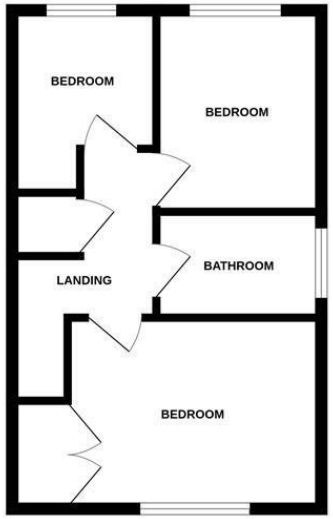
REAR GARDEN
Low-maintenance offering ample space to eat alfresco and entertain, with fenced boundaries rear gated access.

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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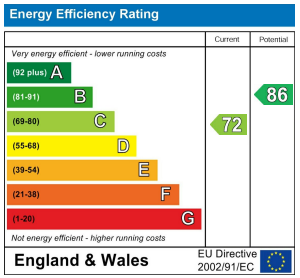

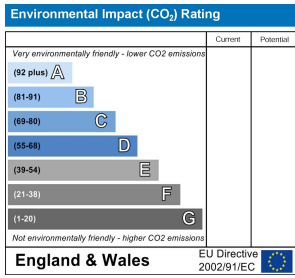

PCM endeavour to maintain accurate depictions of properties in Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection. PCM have not tested any services, appliances, equipment or facilities, and nothing in these details should be deemed to be a statement that they are in good working order or that the property is in good structural condition or otherwise.