



41, Greenfields Close, St Leonards-on-sea, TN37 7LP

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Price £450,000

PCM Estate Agents are delighted to present to the market this FOUR BEDROOM DETACHED FAMILY HOME, benefitting from OFF ROAD PARKING and a DOUBLE GARAGE, conveniently positioned in the highly sought-after Little Ridge area of St Leonards.

The property offers modern comforts including gas-fired central heating and double glazing throughout. The well-appointed and well-proportioned accommodation is arranged over two floors and comprises a large entrance porch, spacious LOUNGE-DINING ROOM, a separate fitted kitchen, GROUND FLOOR FOURTH BEDROOM with shower cubicle and a DOWNSTAIRS WC. To the first floor, the accommodation comprises THREE FURTHER BEDROOMS and a family bathroom, with the principal bedroom benefitting from an EN-SUITE SHOWER ROOM and a WALK-IN-WARDROBE, which was formerly an additional bedroom.

Externally, the property enjoys a FAMILY FRIENDLY REAR GARDEN, along with OFF ROAD PARKING and a DOUBLE GARAGE equipped with power and light.

Early viewing is highly recommended. Please call the owners' agents now to arrange your immediate viewing and avoid disappointment.

DOUBLE GLAZED SLIDING PATIO DOORS

Leading to:

LARGE ENTRANCE PORCH

8'4" x 5'9" (2.54 x 1.75)

Double glazed window to side aspect, radiator, inset ceiling spot lighting, double glazed front door to:

ENTRANCE HALL

Staircase rising to upper floor accommodation with cupboard under stairs, radiator, central heating thermostat, burglar alarm control panel.

CLOAKROOM

Double glazed window to side aspect, part tiled walls, wash hand basin, low level wc, radiator.

KITCHEN

11'0" x 8'2" (3.35 x 2.49)

Fitted with a matching range of eye and base level units, part tiled walls inset sink freestanding gas cooker with double oven below, plumbing for washing machine, inset ceiling spot lighting, double glazed side door to the rear.

LOUNGE-DINER

22'10" max x 17'3" max narrowing to 10'8" (6.96m max x 5.26m max narrowing to 3.25m)

Double glazed windows to front and rear aspect, two radiators, feature gas fire, serving hatch, two part glazed return doors to hallway, double glazed sliding patio doors opening to:

CONSERVATORY

10'10" max x 8'0" max (3.30 max x 2.44 max)

Double glazed, power point, lighting, radiator, tiled floor, double glazed double doors opening to rear garden.

BEDROOM FOUR

16'4" max x 8'3" (4.98 max x 2.51)

Double glazed windows to front aspect, radiator, inset ceiling spot lighting, tiled shower cubicle, wash hand basin set into vanity unit beneath with tiled splashback and tiled tops over cupboard beneath, radiator, return door to hallway, double glazed doors opening to front garden.

FIRST FLOOR LANDING

Trap hatch to loft space, inset ceiling spot lighting, airing cupboard with hot water cylinder heated by solar panels on roof.

BEDROOM ONE

11'3" x 10'9" (3.43 x 3.28)

Double glazed window to front aspect, radiator, archway to:

DRESSING ROOM

11'2" x 5'5" (3.40 x 1.65)

Double glazed window to rear aspect enjoying superb views over rooftops to the sea, radiator, return door to hallway. (This was previously a bedroom and with the reinstatement of a partition wall could be put back to its original format if required)

EN SUITE SHOWER ROOM

Double glazed window to front aspect, tiled shower cubicle, wash hand basin set into vanity unit beneath, part tiled wall, low level wc, radiator, light unit/shaver point, inset ceiling spot lighting.

BEDROOM TWO

11'1" x 8'1" (3.38 x 2.46)

Double glazed window to rear aspect enjoying superb views over the rooftops, radiator.

BEDROOM THREE

11'4" max x 8'8" max (3.45 max x 2.64 max)

Double glazed window to front aspect, built in wardrobe, radiator.

BATHROOM

Double glazed window to rear aspect, tiled wall, modern white suite comprising corner panel bath with mixer spray attachment, wash hand basin set into vanity unit beneath, low level wc, bidet, radiator, inset ceiling spot lighting.

FRONT GARDEN

Laid to lawn with flowerbeds and shrubs, paved driveway providing off road parking for multiple vehicles.

DOUBLE GARAGE

23'10" max narrowing to 17'6" x 15'5" max (7.26 max narrowing to 5.33 x 4.70 max)

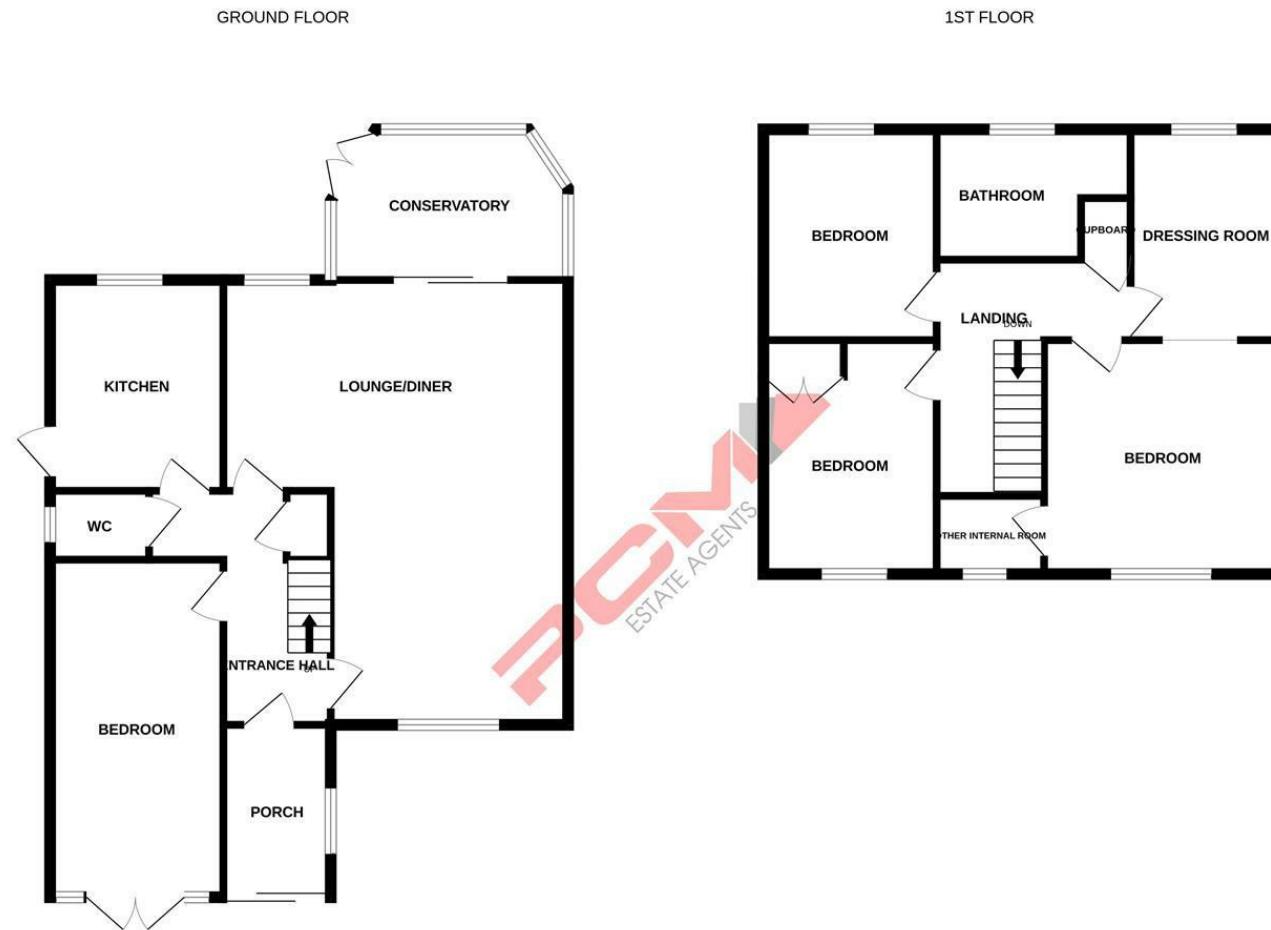
Electrically operated up and over door, light, power, double glazed door opening to rear.

REAR GARDEN

Beautifully landscaped with areas of decking and patio, gardens laid principally to lawns with flowerbeds, tress and shrubs, large summerhouse, sheds, outside tapa and side access.

Council Tax Band: D





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	74	85
(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			
England & Wales			

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			
England & Wales			

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.