



**46, Sandwich Drive, St. Leonards-On-Sea, TN38 0XJ**

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**Guide Price £300,000**



GUIDE PRICE £300,000 to £325,000

PCM Estate Agents are delighted to offer to the market an exciting opportunity to acquire this link-detached, three-bedroom modern home, occupying a generous plot and tucked away in a quiet position within this highly desirable cul-de-sac in St Leonards.

Offering a fantastic blend of space, comfort and future potential, the property benefits from gas central heating, double glazing, a driveway, garage, and a large family-friendly garden – perfect for entertaining, relaxing, or letting children enjoy outdoor space.

While some updating is required, this is a superb chance for buyers to add their own style and personal touches, creating a home that truly reflects their tastes and lifestyle.

Accommodation is arranged over two floors and comprises an entrance hall, downstairs WC, spacious lounge-diner, kitchen, conservatory, upstairs landing, three bedrooms, and a family bathroom.

Conveniently located within easy reach of local amenities and well-regarded schooling, this property is ideal for families and those seeking a home with plenty of scope to grow into.

Please contact the owners' agents today to arrange your viewing.

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

Opening into:

#### **ENTRANCE HALL**

Stairs rising to upper floor accommodation, double glazed window to side aspect, radiator, wood laminate flooring, doors to:

#### **DOWNSTAIRS WC**

Low level wc, wall mounted wash hand basin, part tiled walls, double glazed window to front aspect.

#### **LOUNGE-DINER**

17'3 x 16'3 (5.26m x 4.95m )

Coving to ceiling, wood laminate flooring, television point, two radiators, under stairs storage cupboard, wooden framed window and door to rear aspect with views and access into:

#### **CONSERVATORY**

16'3 x 8' (4.95m x 2.44m )

Part brick construction, double glazed windows to both sides and the rear elevation, double glazed French doors to side providing access to the rear garden.

#### **KITCHEN**

11'4 narrowing to 9'10 (3.45m narrowing to 3.00m )

Fitted with a matching range of eye and base level cupboards and drawers with worksurfaces over, inset one & ½ bowl drainer sink with mixer tap, space for gas cooker, part tiled walls, space and plumbing for dishwasher, space for tall fridge freezer, space and plumbing for washing machine, part tiled walls, radiator, double glazed window to front aspect.

#### **FIRST FLOOR LANDING**

Double glazed window to side aspect, doors to:

#### **BEDROOM**

13'4 x 11' (4.06m x 3.35m)

Radiator, double glazed window to rear aspect with views over St Leonards and far reaching views towards the sea and including views to Beachy Head.

#### **BEDROOM**

13'2 x 8'5 (4.01m x 2.57m)

Radiator, coving to ceiling, double glazed window to front aspect.

#### **BEDROOM**

7'9 x 7'9 (2.36m x 2.36m)

Coving to ceiling, radiator, double glazed window to rear aspect with views over St Leonards and far reaching views towards the sea and including views to Beachy Head.

#### **BATHROOM**

Panelled bath with electric shower over, low level wc, pedestal wash hand basin, tiled walls, tiled flooring, radiator, airing cupboard housing wall mounted boiler and shelving, double glazed window to with pattern glass to front aspect.

#### **OUTSIDE- FRONT**

There is a driveway located to the side and access to:

#### **ATTACHED GARAGE**

16' x 8'7 (4.88m x 2.62m)

Up and over door, double glazed door providing access to the rear garden.

#### **REAR GARDEN**

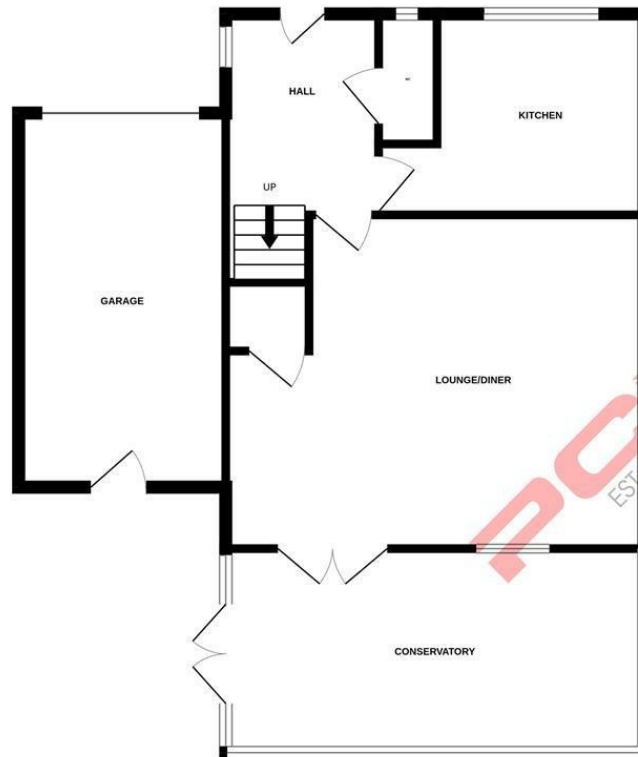
Patio abutting the property and wrapping around the conservatory offering ample space to entertain, section of lawn, fenced boundaries, gated side access to front, further gated access to an additional area of land on a separate title, which will be incorporated within the sale.

Council Tax Band: D

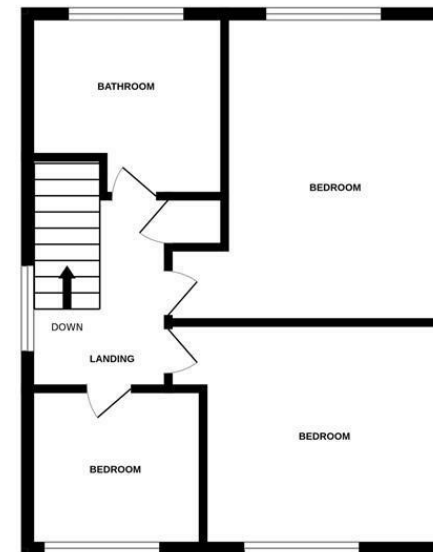




GROUND FLOOR  
784 sq.ft. (72.8 sq.m.) approx.



1ST FLOOR  
454 sq.ft. (42.1 sq.m.) approx.



TOTAL FLOOR AREA : 1237 sq.ft. (114.9 sq.m.) approx.

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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