



ESTATE AGENTS

**9, Ledsham Avenue, St Leonards-on-sea, TN37
7LE**

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Price £375,000

PCM Estate Agents are delighted to present an exceptional opportunity to acquire a BEAUTIFULLY APPOINTED, CHAIN FREE, DETACHED THREE BEDROOM FAMILY HOME with GARAGE, nestled in a highly sought-after road in St. Leonards. Just a stone's throw from local shops, highly regarded schools, and an array of amenities, this home perfectly blends convenience with a tranquil, suburban charm.

Approached via a private driveway, offering AMPLE OFF ROAD PARKING for multiple vehicles, the property also boasts an ATTACHED GARAGE, providing both practicality and ease. To the rear, a SERENE TERRACED GARDEN unfolds with areas of lawn and carefully designed patio spaces, perfect for alfresco dining or simply unwinding.

Inside, the home offers adaptable, split-level accommodation spread over two floors, with a welcoming entrance leading to a GENEROUS LIVING ROOM bathed in natural light, the KITCHEN-BREAKFAST ROOM is ideal for family gatherings, while a SEPERATE DINING ROOM offers a formal space for entertaining. A convenient DOWNSTAIRS CLOAKROOM completes the ground floor. Upstairs, a spacious landing leads to THREE GENEROUSLY SIZED BEDROOMS and a modern family bathroom, offering comfort and versatility.

This contemporary home offers a SPLIT-LEVEL DESIGN and is complemented by gas central heating and double glazing throughout, ensuring a warm and inviting atmosphere. Seize this rare chance to acquire a SUPERB FAMILY HOME in a PRIME LOCATION.

Early viewing is essential to avoid missing out.

DOUBLE GLAZED FRONT DOOR

Leading to:

WELCOMING PORCH

Ample space for taking off coats and shoes, wall mounted hanging rails, further double glazed door to:

ENTRANCE HALL

Steps down to living area and stairs rising to upper floor accommodation, double radiator.

INNER HALL

Providing access to:

CLOAKROOM

Low level wc, wall mounted wash hand basin, wall mounted security alarm pad, further built in storage set beneath the stairs.

LIVING ROOM

25'8 max x 12'2 narrowing to 8'2 (7.82m max x 3.71m narrowing to 2.49m)

Triple aspect with double glazed windows to side and front aspects, internal French doors to dining room, two double radiators, television point, coving to ceiling, fireplace with wooden mantle, stone hearth and open fire.

KITCHEN

20' x 12'9 narrowing to 6'4 and then expanding to 9'2 (6.10m x 3.89m narrowing to 1.93m and then expanding to 2.79m)

Part tiled walls, tiled flooring, dual aspect with double glazed windows to side and rear aspects, wooden framed partially glazed window and door to side providing views and access into the dining room. Fitted

with a matching range of eye and base level cupboards and drawers with worksurfaces over, range style Flavel Aspen 100 gas cooker with fitted cooker hood over, breakfast bar seating area, inset ceramic one & ½ bowl drainer-sink with mixer tap, space and plumbing for washing machine and dishwasher, space for fridge freezer, integrated wooden wine rack and further built in storage.

DINING/ FAMILY ROOM

17'7 x 10'7 (5.36m x 3.23m)

Dual aspect with double glazed window to side, double glazed patio doors to rear providing access and outlook onto the garden, internal wooden French doors leading back into living room, double radiator, wood laminate flooring, coving to ceiling, combination of wall and ceiling lighting.

FIRST FLOOR LANDING

Loft hatch, double radiator, double glazed window to front aspect, doors to:

BEDROOM ONE

15'2 x 12'3 (4.62m x 3.73m)

Double glazed windows to front and side aspects, the latter enjoying views over Hastings, St Leonards and to the sea, radiator.

BEDROOM TWO

12'5 x 10'2 (3.78m x 3.10m)

Double glazed window to rear aspect with views onto the garden, double radiator.

BEDROOM THREE

12'6 x 9'7 narrowing to 6'2 (3.81m x 2.92m narrowing to 1.88m)

Double glazed window to side aspect, radiator, built in cupboards.

BATHROOM

Modern and comprising a panelled bath with mixer tap and shower over, further shower attachment, glass shower screen, concealed cistern low level wc, vanity enclosed wash hand basin with mixer tap and ample storage set beneath and to the side, wall mounted vanity unit, heated towel rail, part tiled walls, tiled flooring, double glazed opaque glass window to rear aspect.

FRONT GARDEN

Off road parking for multiple vehicles, access to:

GARAGE

Up and over door, power and light.

REAR GARDEN

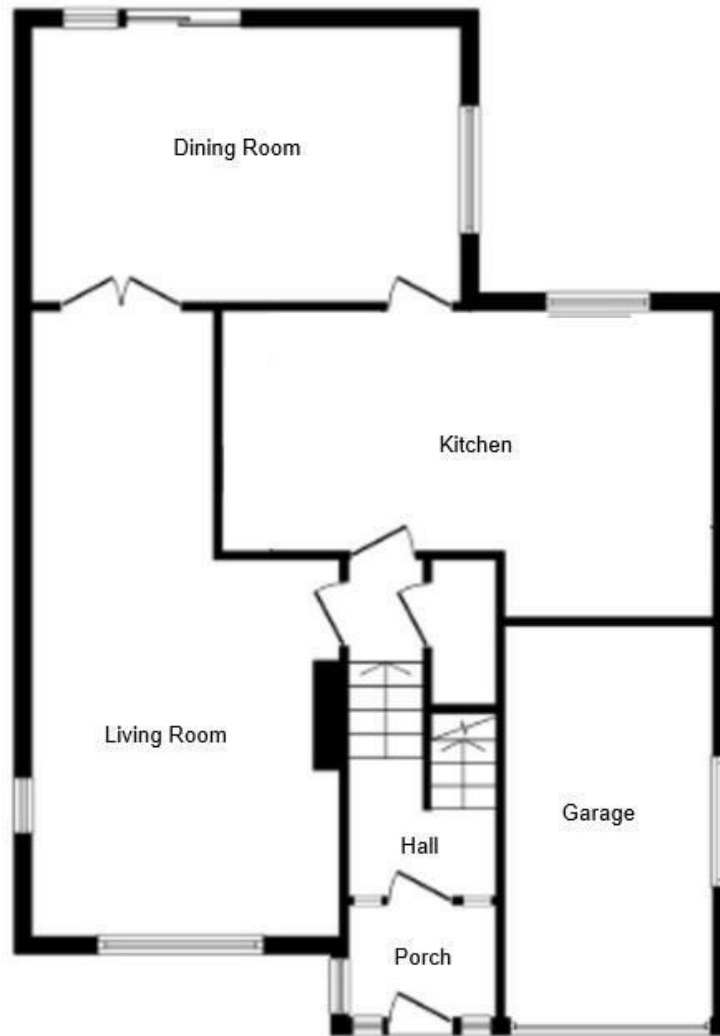
Terraced and laid to lawn with patio seating area, plenty of colour with established plants and shrubs, raised pond, gated side access to front and side elevations, fenced boundaries.

Council Tax Band: C

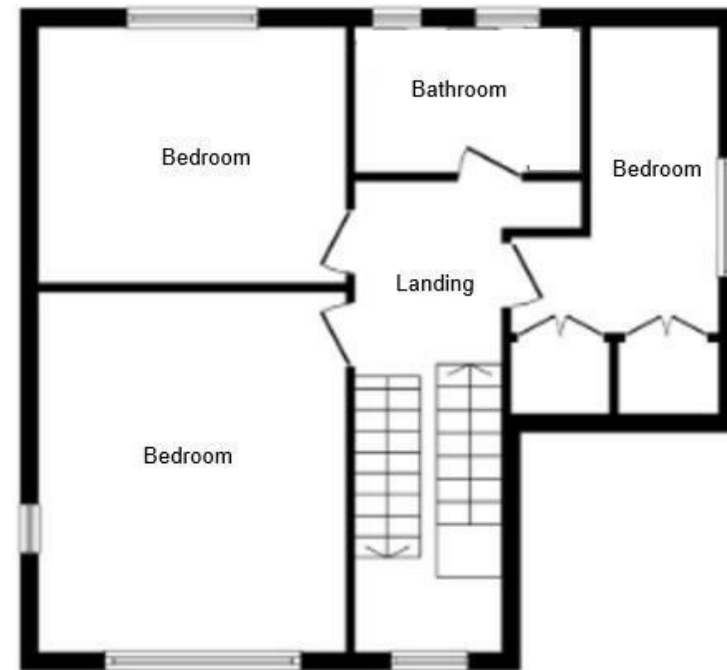




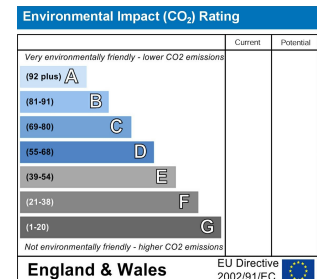
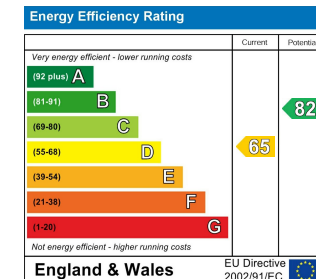




Ground Floor



First Floor



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.