



ESTATE AGENTS

52, Howlett Close, St. Leonards-On-Sea, TN38 9QR

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Offers In Excess Of £275,000

PCM Estate Agents present to the market an opportunity to secure this BEAUTIFULLY PRESENTED TERRACED THREE/ FOUR BEDROOM FAMILY HOME with LANDSCAPED FAMILY FRIENDLY GARDEN and a GARAGE. Located close to a number of popular schooling establishments and amenities within St Leonards.

This FAMILY HOME has undergone EXTENSIVE UPDATING & REFURBISHMENT by the existing owners and now offers LIGHT & SPACIOUS ACCOMODATION comprising an entrance hall, DOWNSTAIRS WC, lounge, KITCHEN-DINER, upstairs landing, THREE GOOD SIZED BEDROOMS in addition to an OCCASIONAL ROOM that could be utilised as an office/snug or an occasional fourth bedroom, and a MODERN BATHROOM. The property has engineered oak flooring to the downstairs laid in a Herringbone pattern and offers TRENDY ACCOMMODATION with a STYLISH OPEN PLAN KITCHEN-DINER providing ample space to entertain. Benefits include gas fired central heating, double glazing and the aforementioned LANDSCAPED GARDEN with a sandstone patio and a garden bar.

Please call the owners agents now to book your viewing to avoid disappointment.

DOUBLE GLAZED PATTERN GLASS FRONT DOOR

Opening onto:

VESTIBULE

Tiled flooring, large storage cupboard, opening to:

ENTRANCE HALL

Stairs rising to upper floor accommodation, under stairs storage cupboard, wall mounted thermostat control for gas fired central heating, wall mounted vertical radiator, engineered oak flooring laid in a Herringbone pattern, coving to ceiling, door to:

DOWNSTAIRS WC

Dual flush low level wc, vanity enclosed wash hand basin with chrome mixer tap and ample storage space beneath, part tiled walls, tiled flooring, coving to ceiling, double glazed pattern glass window to rear aspect.

LIVING ROOM

15'9 x 10'6 (4.80m x 3.20m)

Coving to ceiling, feature wood panelled walls, radiator, fireplace with stone hearth and inset electric wood burning stove, engineered oak flooring laid in a Herringbone pattern, combination of wall and ceiling lighting, double glazed sliding patio doors providing access and a pleasant outlook onto the garden.

KITCHEN-DINER

18'6 x 9' (5.64m x 2.74m)

Impressive open plan family space with a newly fitted modern kitchen comprising a range of eye and base level cupboards and drawers fitted with soft close hinges and having stone countertops and matching upstands over, breakfast bar seating area, four ring electric hob with extractor fan over, separate waist level oven and separate grill, wall mounted boiler, integrated tall fridge freezer, other integrated appliances include a drinks cooler, washing machine and dishwasher. Feature pendant lighting over the dining room area, further light fittings in the kitchen area, double radiator, engineered oak flooring laid in a Herringbone pattern and double glazed window to front aspect.

FIRST FLOOR LANDING

Storage cupboard over the stairs, loft hatch providing access to loft space.

BEDROOM ONE

13'7 x 8'4 (4.14m x 2.54m)

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

BEDROOM TWO

9'4 x 9'2 (2.84m x 2.79m)

Coving to ceiling, radiator, double glazed window to front aspect.

BEDROOM THREE

8'9 x 7'3 (2.67m x 2.21m)

Coving to ceiling, radiator, double glazed window to rear aspect.

OCCASIONAL ROOM

9'4 x 6'8 (2.84m x 2.03m)

Radiator and lighting. The current vendors are utilising this as a fourth bedroom but this could also be utilised as a walk-in-wardrobe, games room or study.

GARAGE

Located in a block directly opposite the house with black up and over door & parking in front.

REAR GARDEN

Landscaped with a sandstone patio, outside power points, barbequing area, section of lawn retained by railway sleepers, rear gated access.

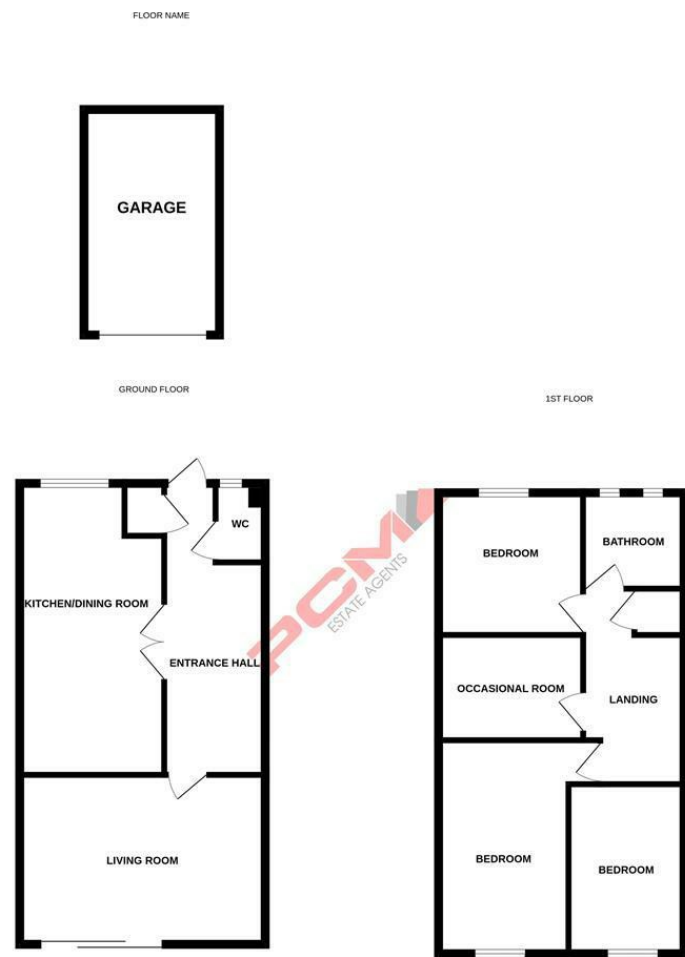
GARDEN BAR

8'4 x 7'4 (2.54m x 2.24m)

Double glazed French doors, double glazed window, power and light.

Council Tax Band: B





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		89
(81-91) B		
(69-80) C	73	
(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	