



ESTATE AGENTS

**4, Coneyburrow Gardens, St. Leonards-on-sea, TN38
9RY**

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Price £235,000

**** SOLD PRIOR TO MARKETING ****

PCM Estate Agents are delighted to present to the market an opportunity to acquire this END OF TERRACED TWO BEDROOM HOUSE, conveniently positioned in this quiet cul-de-sac location with access to on street parking, whilst also having a GARAGE located in a block nearby.

The property has gas fired central heating, double glazing and offers well-proportioned and well-presented accommodation comprising an entrance hall, lounge, KITCHEN-DINER, CONSERVATORY, upstairs landing, TWO BEDROOMS and a NEWLY FITTED BATHROOM. To the rear of the property is a LOW MAINTENANCE DECKED REAR GARDEN and SEA VIEWS can be enjoyed from the front facing master bedroom, over Coneyburrow Gardens.

Conveniently positioned within easy reach of amenities, including Tesco Superstore and popular schooling establishments within the area.

Please call the owners agents now to book your viewing.

PART DOUBLE GLAZED FRONT DOOR

Leading to;

ENTRANCE VESTIBULE

Enclosed, door to;

LOUNGE

14'0" max x 13'5" max (4.27m max x 4.09m max)

Double glazed window to front aspect, feature fire surround, staircase rising to upper floor accommodation with cupboard under stairs, radiator, wood effect flooring, door to;

KITCHEN-DINER

13'4" max x 8'3" max (4.06m max x 2.51m max)

Double glazed window to rear aspect, part tiled walls, stainless steel inset sink, range of modern base units comprising cupboards and drawers set beneath working surfaces, matching wall units over, integrated cooker hood over inset four ring stainless steel gas hob, stainless steel single oven, integrated fridge freezer, integrated washing machine, integrated wine rack, wood effect flooring, double glazed door opening to;

CONSERVATORY

9'11" x 5'5" (3.02m x 1.65m)

Double glazed to three sides, double glazed sliding patio door opening to rear garden.

FIRST FLOOR LANDING

Trap hatch to loft space, airing cupboard with wall mounted gas boiler and hot water cylinder.

BEDROOM

11'6" x 10'4" (3.51m x 3.15m)

Double glazed window to front aspect enjoying views over rooftops to the sea, radiator, built in wardrobe, return door to landing.

BEDROOM

11'0" max x 7'0" max (3.35m max x 2.13m max)

Double glazed window to rear aspect, radiator, return door to landing.

BATHROOM

Newly fitted suite with part tiled walls, wood effect LVT flooring, panelled bath with mixer tap and electric shower over, glass shower screen, double glazed pattern glass window to front aspect.

FRONT GARDEN

Laid to lawn with hedging to front.

REAR GARDEN

Decked offering a low-maintenance space, shed, outside water tap, side access.

GARAGE

Located in block close by with up and over door.



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.

