



ESTATE AGENTS

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**Price £249,950**



PCM Estate Agents are delighted to present to the market an opportunity to secure this CHAIN FREE END OF TERRACED THREE BEDROOM HOUSE conveniently located within easy reach of local amenities and offering accommodation arranged over two floors.

Accommodation comprises an entrance hall, LOUNGE, kitchen, CONSERVATORY, downstairs bathroom, upstairs landing, THREE BEDROOMS and a bathroom. The property has gas fired central heating, double glazing and is offered to the market CHAIN FREE with OFF ROAD PARKING and an ENCLOSED REAR GARDEN.

Viewing comes highly recommended, please call the owners agents now to book your viewing to avoid disappointment.

### **DOUBLE GLAZED FRONT DOOR**

Opening to:

### **ENTRANCE HALL**

Stairs rising to upper floor accommodation, radiator, wood laminate flooring, door opening to:

### **LIVING ROOM**

14'1 x 12' (4.29m x 3.66m)

Fireplace, television point, radiator, wood laminate flooring, under stairs storage cupboard, window to side and further double glazed window to front aspect.

Partially open plan to:

### **KITCHEN**

10'2 x 8'9 (3.10m x 2.67m)

Fitted with a matching range of eye and base level cupboards and drawers with worksurfaces over, space for gas cooker, space for tall fridge freezer, space and plumbing for washing machine, inset one & ½ bowl drainer-sink unit with mixer tap, additional plumbing for dishwasher, tiled flooring, double glazed window to rear aspect with views onto the garden, open plan to:

### **SIDE LOBBY**

Tiled flooring, further storage cupboard, door to downstairs bathroom and further door to:

### **CONSERVATORY**

18'3 max x 10'1 max narrowing to 6'5 max (5.56m max x 3.07m max narrowing to 1.96m)

Part brick construction, windows to both rear and side elevations, door opening to rear garden, double opening doors to front garden, tiled flooring, double radiator.

### **DOWNSTAIRS BATHROOM**

Panelled bath with mixer tap and shower attachment, pedestal wash hand basin, low level wc, tiled walls, tiled flooring, heated towel rail,

### **FIRST FLOOR LANDING**

Double glazed window to side aspect, loft hatch providing access to loft space.

### **BEDROOM ONE**

12'7 x 10'5 (3.84m x 3.18m)

Radiator, exposed wooden floorboards, walk in cupboard housing wall mounted boiler, telephone point, double glazed window to front aspect.

### **BEDROOM TWO**

10'2 x 8'8 (3.10m x 2.64m)

Coving to ceiling, picture rail, radiator, exposed wooden floorboards, double glazed window to side aspect.

### **BEDROOM THREE**

13'4 x 7'2 (4.06m x 2.18m)

Radiator, double glazed window to rear aspect.

### **REAR GARDEN**

Laid to lawn.

### **FRONT GARDEN**

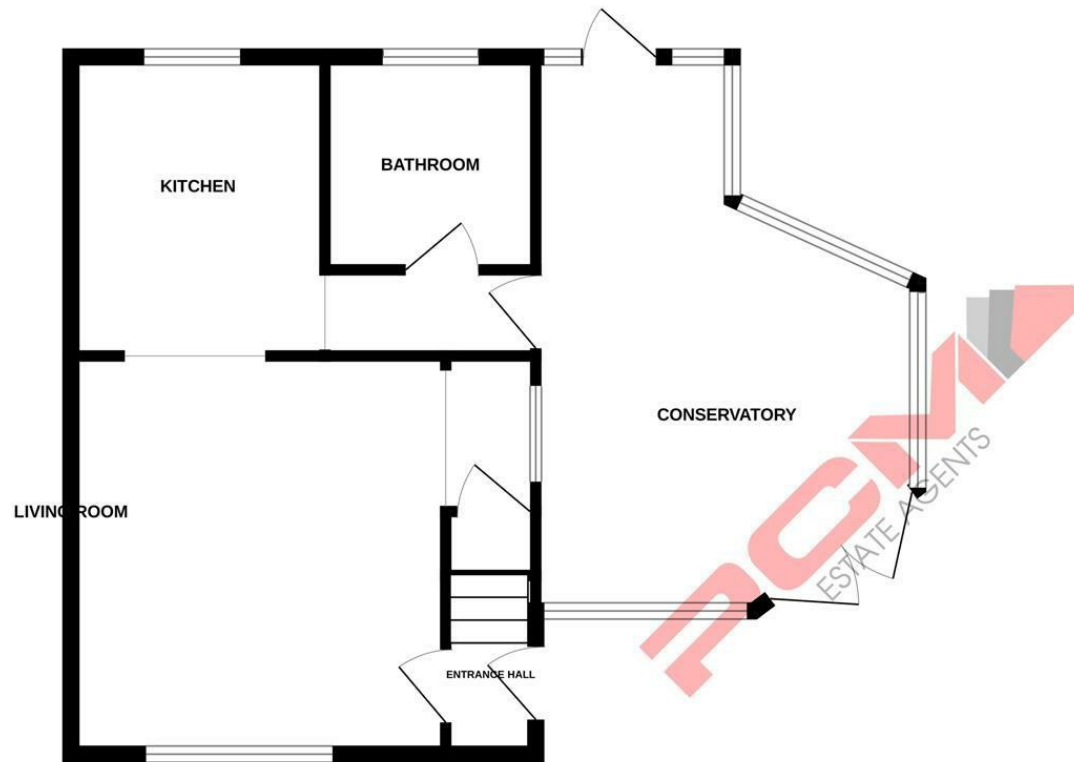
Providing off road parking for multiple vehicles.



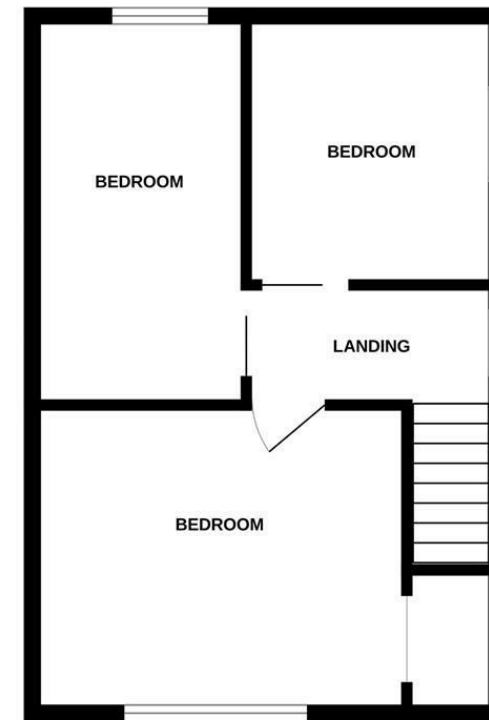




GROUND FLOOR



1ST FLOOR



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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
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(21-38) <b>F</b>		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
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