



ESTATE AGENTS

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Offers In Excess Of £325,000

PCM Estate Agents are delighted to present to the market an opportunity to secure this OLDER STYLE THREE BEDROOM SEMI-DETACHED HOUSE situated in a highly sought-after St Leonards location, within easy reach of local shopping facilities and easy access to the picturesque Alexandra Park.

The property enjoys benefits including gas central heating and double glazing. A particular feature of the property is the 26ft LOUNGE-DINER and the 20ft KITCHEN-BREAKFAST ROOM. Accommodation also comprises a DOWNSTAIRS WC, THREE BEDROOMS and a WET ROOM. Externally the property has the benefit of a PRIVATE REAR GARDEN along with OFF ROAD PARKING and a GARAGE.

Viewings is considered essential for a family seeking a GOOD SIZED THREE BEDROOM SEMI-DETACHED HOUSE in this incredibly popular area of the town.

DOUBLE GLAZED FRONT DOOR

Leading to:

ENTRANCE HALL

Double glazed window to front aspect, staircase rising to upper floor accommodation, central heating thermostat, under stairs cupboard, radiator, door to:

CLOAKROOM

Low level wc with concealed cistern, wash hand basin, part tiled walls, extractor fan.

LOUNGE-DINER

26'6 max x 11' (8.08m max x 3.35m)
Measurement includes recess. Double glazed bay window to front aspect, feature fire surround with tiled inset and hearth, wood burner, double glazed double doors opening to the garden, part glazed door returning to the hallway.

KITCHEN-BREAKFAST ROOM

22' x 9'11 max (6.71m x 3.02m max)
Range of base units comprising cupboards and drawers set beneath working surfaces, matching wall units, gas oven with four ring gas hob and stainless steel chimney style cooker hood over and steel back plate, gas point, stainless

steel inset one & ½ bowl sink, space and plumbing for washing machine and dishwasher, part tiled walls, inset ceiling spotlights, double glazed window to rear aspect, double glazed door opening to the rear garden, door to garage.

FIRST FLOOR LANDING

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

BEDROOM

14'11 x 10'9 max (4.55m x 3.28m max)
Double glazed bay window to front aspect, radiator, built in wardrobes with cupboards over, range of fitted bedroom furniture.

BEDROOM

12' x 11'2 max (3.66m x 3.40m max)
Double glazed window to rear aspect, radiator.

BEDROOM

8'8 x 7'4 max (2.64m x 2.24m max)
Double glazed window to front aspect, radiator, range of fitted bedroom furniture.

WET ROOM

Newly fitted having tiled walls, walk in shower, low level dual flush wc, wash hand basin with mixer tap, cabinet and glass display.

OUTSIDE - FRONT

Paved with pond, block paved drive providing off road parking and leading to:

GARAGE

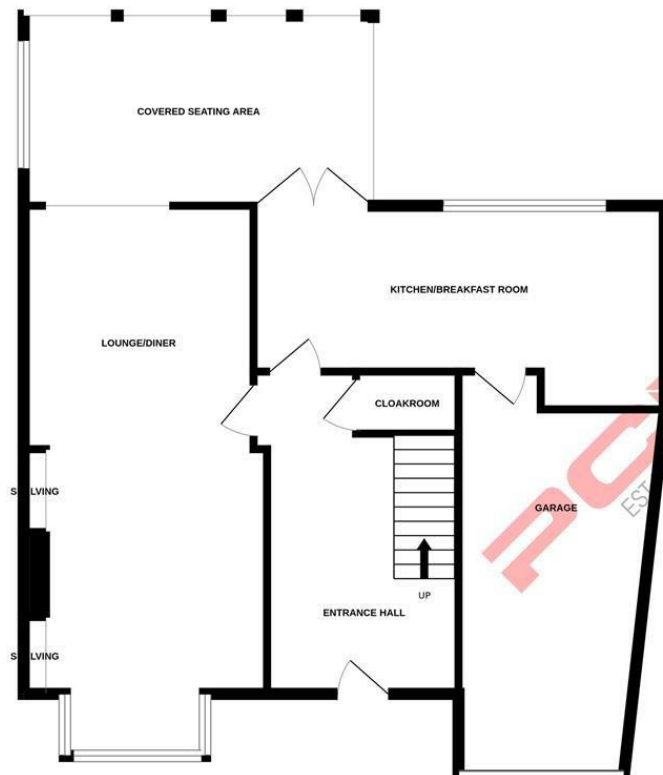
Up and over door, lighting and power point, housing the wall mounted gas combination boiler, integral door to kitchen.

REAR GARDEN

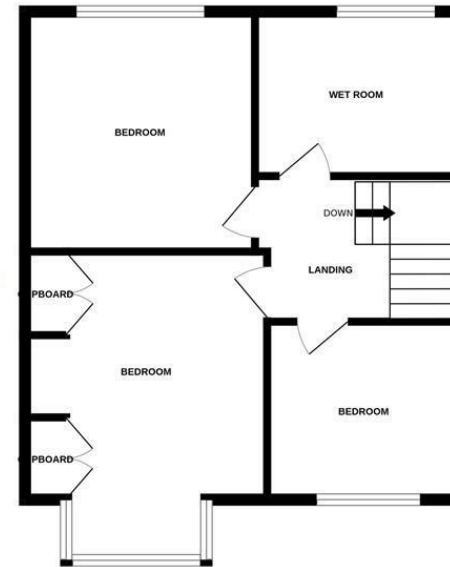
A particular feature of the property and must be viewed to be appreciated. Covered seating area with steps up to the garden, area of lawn, established flowerbeds, trees and shrubs, enjoying lovely views, greenhouse, shed and side access to the front of the property.



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) A		
(81-91) B		
(69-80) C		
(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	