



ESTATE AGENTS

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Price £290,000

PCM Estate Agents welcome to the market an exciting opportunity to acquire this RECENTLY IMPROVED and EXTENDED TERRACED THREE BEDROOM, TWO BATHROOM HOME, located in a sought-after region of St Leonards, with OFF ROAD PARKING and a LARGE GARDEN. Offered to the market CHAIN FREE.

Accommodation is spacious and comprises an entrance hall, lounge, KITCHEN-DINER and a separate FAMILY ROOM, first floor landing, TWO DOUBLE BEDROOMS, bathroom with bath and shower, whilst to the second floor is the MASTER BEDROOM with EN-SUITE. The property has gas central heating, double glazing and is conveniently positioned within easy reach of amenities.

Positioned close to popular schooling establishments and nearby amenities. Please call the owners agents now to book your viewing.

DOUBLE GLAZED FRONT DOOR

Opening to:

PORCH

Double glazed window, further double glazed door opening to:

ENTRANCE HALL

Stairs rising to upper floor accommodation, radiator, door to:

LOUNGE

14'5 x 12'7 (4.39m x 3.84m)

Radiator, television point, access to under stairs storage space, double glazed window to front aspect, door to:

KITCHEN-DINING ROOM

18' x 7'6 (5.49m x 2.29m)

Fitted with a matching range of eye and base level cupboards and drawers with worksurfaces over and matching upstands, space for gas cooker with fitted cooker, inset drainer-sink unit with mixer tap, wall mounted cupboard concealed boiler, space and plumbing for washing machine and dishwasher, tumble dryer and under counter fridge, double glazed window to rear aspect with views onto the patio, further window and door providing access to:

FAMILY ROOM

12'2 x 9'2 (3.71m x 2.79m)

Combination of wall and ceiling lights, dado rail, television point, radiator, double glazed single opening door to side aspect, double glazed French doors to rear aspect with views and access to the garden.

FIRST FLOOR LANDING

Access to:

BEDROOM

11'3 x 9' (3.43m x 2.74m)

Radiator, double glazed tilt and turn window to rear aspect with views onto the garden.

BEDROOM

11'2 x 9'7 (3.40m x 2.92m)

Radiator, double glazed window to front aspect.

BATHROOM/ SHOWER ROOM

Panelled bath, separate large walk in shower enclosure, dual flush low level wc, vanity enclosed wash hand basin, tiled walls, down lights, heated towel rail, double glazed window with obscured glass to rear aspect for privacy.

From the first floor landing, stairs rise to:

MASTER BEDROOM

15'7 x 14'6 (4.75m x 4.42m)

Access to eaves storage, radiator, double glazed window to rear aspect with townscape views, door to:

EN-SUITE

Walk in shower, dual flush low level wc, wash hand basin, radiator, part tiled walls.

OUTSIDE - FRONT

Driveway providing off road parking, block paved path leading to the front door.

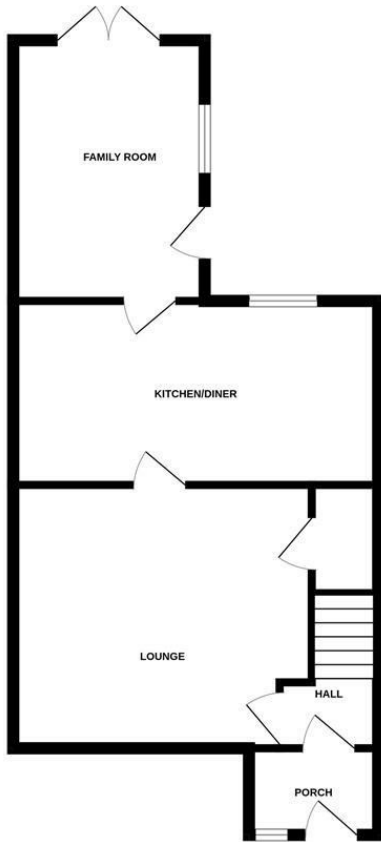
REAR GARDEN

Expansive and family friendly with a block paved patio abutting the property, offering ample outdoor space to eat al-fresco and entertain. From here there are a few steps down to a good sized section of lawn, a further decked patio at the bottom of the garden with access to an outbuilding and fenced boundaries. The outbuilding is of a good size with double glazed window, door, access to power and a flat roof, this could be made into a nice garden room or workshop.

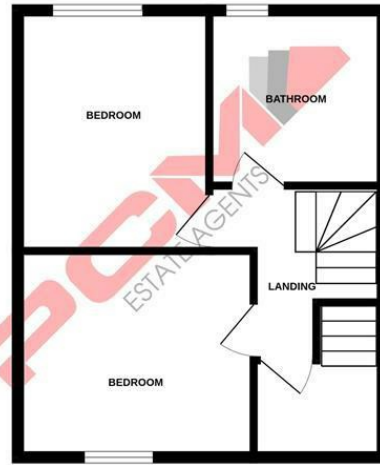
Council Tax Band: B



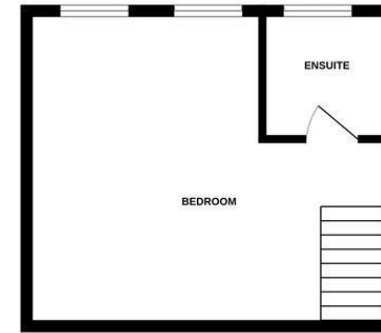
GROUND FLOOR



1ST FLOOR



2ND 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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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	

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.