



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 well-presented and EXTENDED THREE BEDROOM SEMI-DETACHED FAMILY HOME, ideally situated in the popular West St Leonards area, within easy reach of the seafront.

The spacious accommodation comprises an entrance hall, lounge, SEPARATE DINING ROOM, MODERN KITCHEN with doors opening directly onto the rear garden and a convenient GROUND FLOOR SHOWER ROOM. Upstairs, there are THREE BEDROOMS and a family bathroom.

Outside, the property enjoys a GENEROUS FAMILY FRIENDLY REAR GARDEN, featuring a large patio area perfect for outdoor dining and entertaining. The garden also benefits from a versatile WORKSHOP/ HOME OFFICE, that is ideal for use as a hobby room or additional storage. To the front of the property there is an ideal spot for off road parking, subject to the necessary planning consents to lower the kerb.

This ATTRACTIVE HOME offers an excellent living space for families, conveniently located close to local amenities and schooling. Early viewing comes highly recommended, please contact the owners agents now to arrange your viewing and avoid disappointment.

PRIVATE FRONT DOOR

Leading to;

ENTRANCE HALLWAY

Stairs rising to first floor accommodation, under stairs storage cupboard, wall mounted thermostat, radiator, door to;

LOUNGE

15'10 max x 10'9 (4.83m max x 3.28m)

Double glazed bay window to front aspect, television point, radiator, open plan to;

DINING ROOM

10'10 x 10'6 (3.30m x 3.20m)

Radiator, opening to;

KITCHEN

15'9 x 11'3 (4.80m x 3.43m)

Newly fitted and comprising a range of eye and base level units with ample countertop space, five ring electric hob with extractor above, two eye level electric double oven, space and plumbing for washing machine, space for tumble dryer, integrated fridge freezer, inset one & ½ bowl sink with mixer tap, breakfast bar space, two double glazed windows to rear aspect, double glazed patio doors opening to the rear garden.

SHOWER ROOM

Walk-in shower with waterfall style shower head, wash hand basin with mixer tap and storage beneath, low level dual flush wc, towel rail, additional built in storage, part tiled walls.

FIRST FLOOR LANDING

Airing cupboard housing the wall mounted gas boiler and having shelving, loft hatch, doors to:

BEDROOM

15'6 max x 10'1 (4.72m max x 3.07m)

Double glazed bay window to front aspect, radiator.

BEDROOM

10'9 x 10'6 (3.28m x 3.05m)

Double glazed window to rear aspect enjoying a pleasant outlook over the garden and towards the sea, radiator.

BEDROOM

9'3 x 6'3 (2.82m x 1.91m)

Double glazed window to front aspect, radiator.

BATHROOM

6'3 x 5'5 (1.91m x 1.65m)

Double glazed frosted window to rear aspect, P shaped panelled bath with mixer tap and shower attachment and shower screen, wc, wash hand basin with storage below, low level wc.

OUTSIDE -FRONT

Area that is considered ideal for off road parking, subject to the necessary consents to lower the kerb, gated side access to rear garden.

REAR GARDEN

Accessed from the kitchen and leading to a large area of patio, providing ample space for dining and entertaining, access to a storage shed, further steps down to a smaller area of patio, area of lawn, access to:

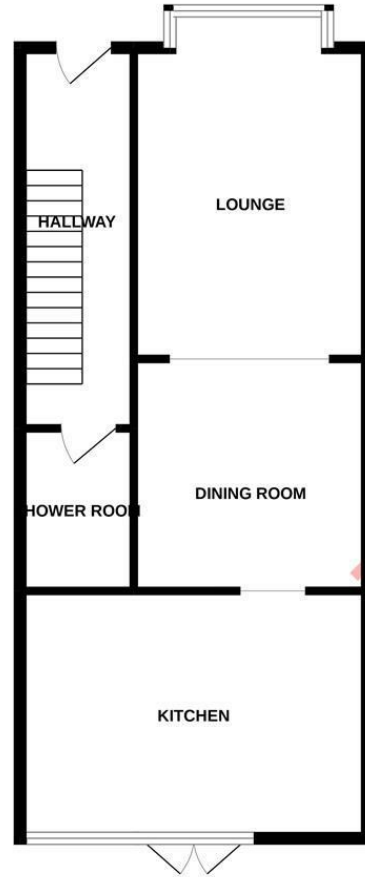
HOME OFFICE/ WORKSHOP

Situated towards the end of the garden, spacious and lends itself to a number of different uses, power, lighting, heating and its own BT phonenumber. Having electric radiator, double glazed window to front aspect.

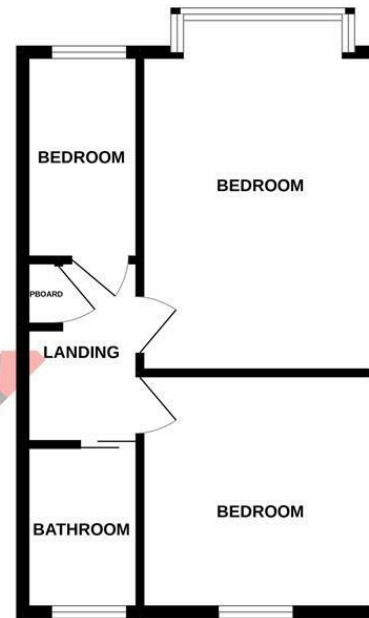
Council Tax Band: B



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
(81-91) B			
(69-80) C			
(55-68) D		58	
(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	