



ESTATE AGENTS

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Offers In Excess Of £260,000

Located on this un-adopted road in a HIGHLY SOUGHT AFTER ST LEONARDS LOCATION is this OLDER STYLE THREE BEDROOM MID TERRACED HOUSE enjoying benefits including gas central heating, double glazing, LOUNGE with MEDIA WALL, 16'8 MODERN KITCHEN-DINER, downstairs CLOAKROOM, MODERN BATHROOM and GARDENS TO THE REAR EXTENDING TO A GOOD SIZE WHICH ARE A PARTICULAR FEATURE OF THE PROPERTY.

Situated within reach of local shopping facilities, local schools and bus routes to Hastings Town Centre with it's comprehensive range of shopping, sporting, recreational facilities, mainline railway station, seafront and promenade.

The only way to truly appreciate this SUPERB FAMILY HOME is to arrange an immediate viewing via the owners agents, call now to avoid disappointment.

PART DOUBLE GLAZED FRONT DOOR

Leading to:

ENTRANCE VESTIBULE

Enclosed, part glazed door to

ENTRANCE HALL

Staircase rising to upper floor accommodation, radiator, under stairs storage cupboard.

CLOAKROOM

Double glazed window to front aspect, low level wc, return door to hallway.

LOUNGE

11'7 max x 10' (3.53m max x 3.05m)

Media wall with built in storage, shelves and drawers, space for television, radiator, double glazed bay window to front aspect.

KITCHEN/DINER

16'8" x 10'10" (5.08 x 3.30)

Double glazed windows to rear aspect, part tiled walls, stainless steel inset one and a half bowl sink, range of modern base units comprising cupboards and drawers set beneath working surfaces, matching wall units over, stainless steel chimney style cooker hood over stainless steel inset four ring gas hob,

stainless steel single oven, integrated wine rack, plumbing for washing machine, radiator, part glazed return door to hallway, door to walk-in storage cupboard with window to side aspect and wall mounted gas boiler, double glazed door opening to rear garden.

FIRST FLOOR LANDING

Trap hatch to loft space.

BEDROOM ONE

11'0" max x 10'0" max (3.35 max x 3.05 max)

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

BEDROOM TWO

10'11" max x 10'5" max (3.33 max x 3.18 max)

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

BEDROOM THREE

8'1" x 8'0" (2.46 x 2.44)

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

BATHROOM

Double glazed window to front aspect, part tiled walls, white suite comprising panelled bath with mixer spray attachment and fitted shower screen, pedestal wash hand basin, low level wc, radiator, airing cupboard with hot water cylinder, return door to landing.

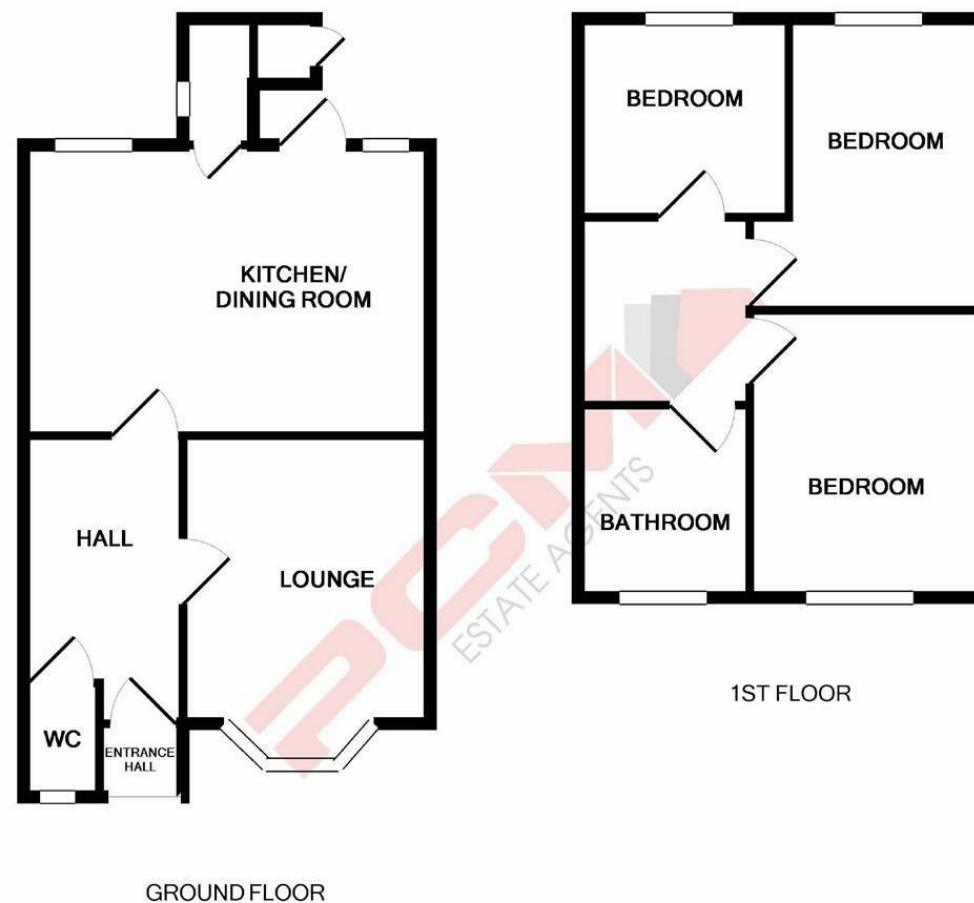
FRONT GARDEN

Walled to front with shrubs.

REAR GARDEN

A particular feature of the property, extending to a good size with concrete patio leading to gardens laid principally to lawns with shrubs, outside storage shed.





Whilst every attempt has been made to ensure the accuracy of the floor plan 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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