



ESTATE AGENTS

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Guide Price £350,000

**** GUIDE PRICE £350,000 TO £375,000 ****

PCM Estate Agents are delighted to present to the market this END OF TERRACED, THREE STOREY, THREE/ FOUR BEDROOMED TOWNHOUSE with INTEGRAL DOUBLE GARAGE benefitting from OFF ROAD PARKING to the front for two vehicles and an ENCLOSED LOW-MAINTENANCE GARDEN. Located on a sought-after street within St Leonards, just a short stroll away from Warrior Square railway station with convenient links to London and a vast range of local amenities including Lidl and central St Leonards with its artisan shops and eateries.

Accommodation comprises a DOWNSTAIRS WC, STUDY/ BEDROOM FOUR, the aforementioned INTEGRAL DOUBLE GARAGE and UTILITY ROOM to the ground floor. To the first floor there is a spacious LIVING ROOM with access to a BALCONY to take in those lovely views over St Leonards and to the sea, an OPEN PLAN KITCHEN-DINING ROOM and large store room, whilst to the second floor there are THREE GOOD SIZED BEDROOMS and a main family bathroom. The property also offers modern comforts including gas fired central heating and double glazing.

The property must be viewed to fully appreciate the convenient position and overall space on offer, please call the owners agents now to book your viewing.

DOUBLE GLAZED FRONT DOOR

Opening to:

ENTRANCE HALL

Stairs rising to the upper floor accommodation, under stairs recessed area, radiator, double glazed door to garden, door to integral double garage and further doors to:

DOWNSTAIRS WC

Low level wc, wash hand basin, double glazed window to front aspect.

STUDY/ BEDROOM FOUR

9'5 x 6'6 (2.87m x 1.98m)

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

UTILITY ROOM

5'9 x 5'8 (1.75m x 1.73m)

Wall mounted cupboards, space and plumbing for washing machine and tumble dryer set beneath kitchen worktop, inset drainer-sink unit, double glazed door with obscured glass to rear aspect allowing for access to the garden.

FIRST FLOOR LANDING

Stairs rising to upper floor accommodation, radiator, double glazed window to rear aspect with views over St Leonards and to the sea.

LOUNGE

15'6 x 12'2 (4.72m x 3.71m)

Double radiator, television point, double glazed sliding patio doors opening to:

BALCONY

Decked flooring, metal balustrade, views over the garden, across St Leonards and out to sea.

KITCHEN-DINING ROOM

15'5 x 9'2 (4.70m x 2.79m)

Fitted with a matching range of eye and base level cupboards and drawers with worksurfaces over, four ring gas hob with fitted cooker hood over, waist level oven and separate grill, double bowl drainer-sink unit with mixer tap, space and plumbing for dishwasher, ample space for dining table, double radiator, part tiled walls, double glazed window to front aspect.

STORE ROOM

5'9 x 5'8 (1.75m x 1.73m)

Wall mounted boiler, double glazed window to side aspect.

SECOND FLOOR LANDING

Loft hatch providing access to loft space, built in cupboard with radiator, double glazed window to rear aspect, doors to:

MASTER BEDROOM

12'8 x 9'1 (3.86m x 2.77m)

Double radiator, built in wardrobe, two double glazed windows to front aspect.

BEDROOM TWO

12'1 x 8'4 (3.68m x 2.54m)

Radiator, double glazed window to rear aspect with sea views.

BEDROOM THREE

8'8 x 6'4 (2.64m x 1.93m)

Radiator, double glazed window to rear aspect with townscape views over St Leonards and to the sea.

BATHROOM

Panelled bath, pedestal wash hand basin, low level wc, radiator, part tiled walls, double glazed obscured glass window to side aspect.

OUTSIDE - FRONT

Double width driveway providing off road parking for two vehicles side by side.

REAR GARDEN

Enclosed and low maintenance, planted borders, fenced boundaries, rear gated access.

DOUBLE GARAGE

15'7 x 15'2 (4.75m x 4.62m)

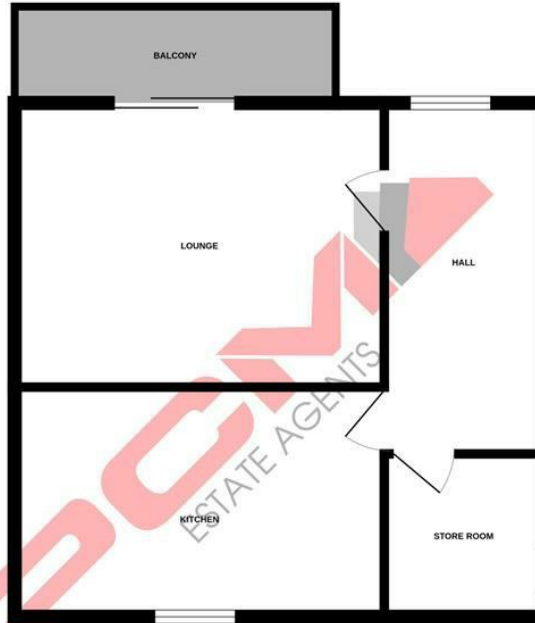
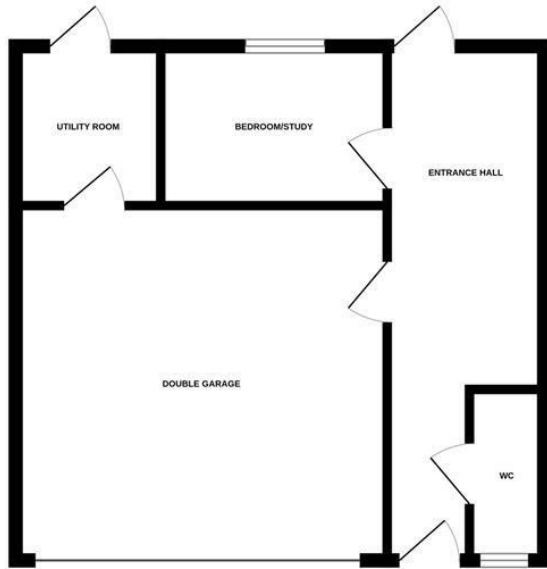
Double up and over doors, power and light, personal door to entrance hall, door opening to the rear aspect leading into the utility room.

Council Tax Band: C

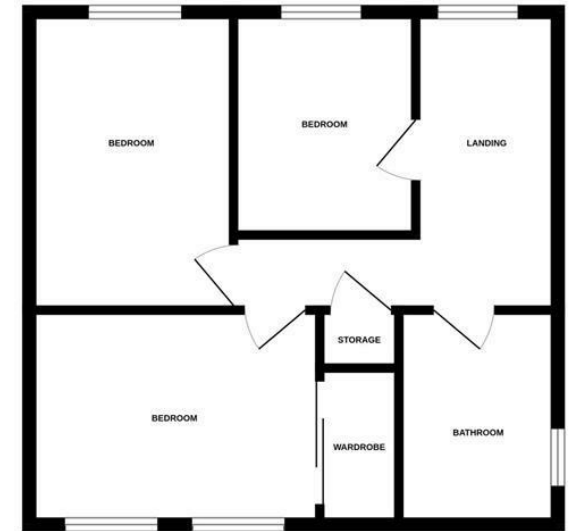


1ST FLOOR

GROUND 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	71	85

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.