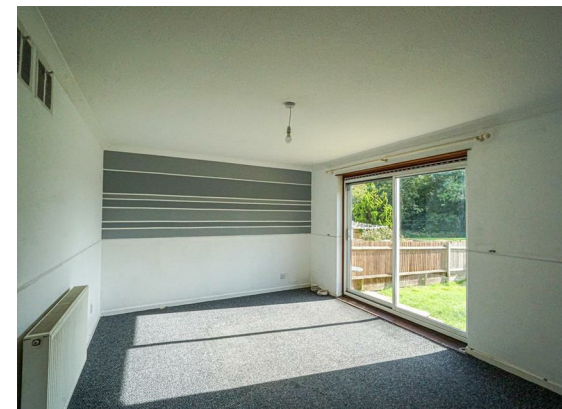




40, Kent Road, St. Leonards-On-Sea, TN38 9QJ

Web: www.pcmestateagents.co.uk
Tel: 01424 839111

Price £250,000

PCM Estate Agents present to the market CHAIN FREE this MID TERRACED THREE BEDROOM HOUSE with double glazed windows and gas central heating. Positioned on this sought-after region of St Leonards, close to amenities and popular schooling establishments.

Inside, the property is arranged over two floors comprising an entrance hall, DOWNSTAIRS WC, lounge, KITCHEN-DINER, upstairs landing, THREE BEDROOMS and a bathroom. Externally the property benefits from a PRIVATE REAR GARDEN enjoying a PLEASANT OUTLOOK and a SUNNY ASPECT.

Viewing comes highly recommended, please call the owners agents now to book your appointment.

PRIVATE FRONT DOOR

Leading to:

ENTRANCE HALL

Stairs rising to upper floor accommodation, radiator, under stairs recess, doors opening to:

DOWNSTAIRS WC

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

LOUNGE

15'9 x 11'1 (4.80m x 3.38m)

Radiator, coving to ceiling, dado rail, television point, double glazed sliding patio doors providing a pleasant outlook and access onto the garden.

KITCHEN-DINING ROOM

18'3 x 9'7 (5.56m x 2.92m)

Well-presented and modern comprising a range of eye and base level units with worksurface over, four ring gas hob with cooker hood over and waist level oven, space and plumbing for washing machine, inset drainer-sink unit with mixer tap, tiled flooring, part tiled walls, storage cupboard, ample space for dining table and double glazed window to front aspect.

FIRST FLOOR LANDING

Coving to ceiling, loft hatch providing access to loft space, two built in storage cupboards, doors opening to:

BEDROOM

15'3 x 8'3 (4.65m x 2.51m)

Double glazed window to rear aspect, radiator.

BEDROOM

14'1 x 9'4 (4.29m x 2.84m)

Double glazed window to front aspect, radiator.

BEDROOM

9'4 x 7'4 (2.84m x 2.24m)

Double glazed window to rear aspect, radiator.

BATHROOM

Panelled bath with mixer tap and shower attachment, glass shower screen, low level wc, pedestal wash hand basin, part tiled walls, tiled flooring, double glazed pattern glass window to front aspect.

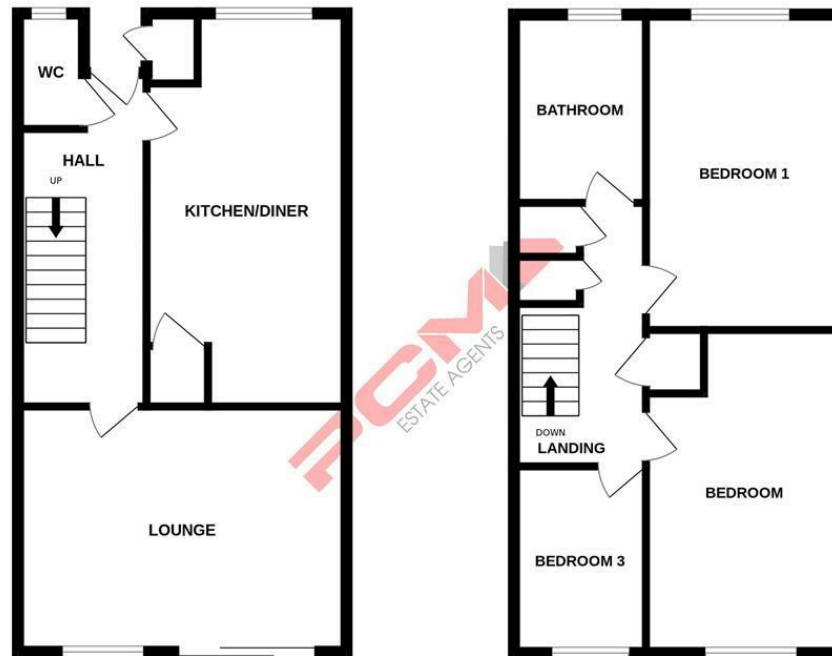
ENCLOSED REAR GARDEN

Fenced boundaries, patio and section of lawn. Enjoying a pleasant outlook and plenty of sunshine throughout the day.



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		86
(81-91) B		
(69-80) C		68
(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