



ESTATE AGENTS

8, Cherry Tree Close, St. Leonards-On-Sea, TN37 6EX

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Offers Over £285,000

PCM Estate Agents welcome to the market this FOUR BEDROOM MID TERRACED HOUSE with GARAGE and a PRIVATE GARDEN, offered to the market CHAIN FREE! Located in a quiet cul-de-sac, within a sought-after region of central St Leonards, in close proximity to Warrior Square with its mainline railway station, seafront and Hastings town centre.

The property is considered an IDEAL FAMILY HOME and offers deceptively spacious accommodation throughout comprising an entrance hallway, 27ft DUAL ASPECT LOUNGE-DINER, separate kitchen, DOWNSTAIRS WC, first floor landing, FOUR BEDROOMS all of which are a good size and a main bathroom. Externally the property enjoys a PRIVATE REAR GARDEN in addition to a garage located in a block close by.

Please call now to arrange your immediate viewing to avoid disappointment.

PRIVATE FRONT DOOR

Leading to:

ENTRANCE HALLWAY

Stairs rising to the first floor accommodation, under stairs storage cupboard, separate built in cloaks cup[board, wall mounted thermostat control, radiator.

LOUNGE-DINER

27'11 x 10'11 narrowing to 8'5 (8.51m x 3.33m narrowing to 2.57m)
Dual aspect with double glazed windows to front and rear aspects, two radiators.

KITCHEN

11'1 x 8'5 (3.38m x 2.57m)
Range of eye and base level units with worksurfaces over, space for gas cooker with extractor above, double glazed window and door to rear aspect leading out to the garden.

DOWNSTAIRS WC

WC, wash hand basin, part tiled walls.

FIRST FLOOR LANDING

Loft hatch, airing cupboard.

BEDROOM

11'2 x 10'1 (3.40m x 3.07m)
Double glazed window to front aspect, radiator.

BEDROOM

9'5 x 6'11 (2.87m x 2.11m)
Double glazed window to front aspect, radiator, built in storage cupboard.

BEDROOM

10'5 x 9'1 (3.18m x 2.77m)
Double glazed window to rear aspect, radiator.

BEDROOM

7'11 x 7'6 (2.41m x 2.29m)
Double glazed window to rear aspect, radiator.

BATHROOM

Panelled bath with mixer tap and shower attachment, shower screen, wc, wash hand basin, radiator.

GARDEN

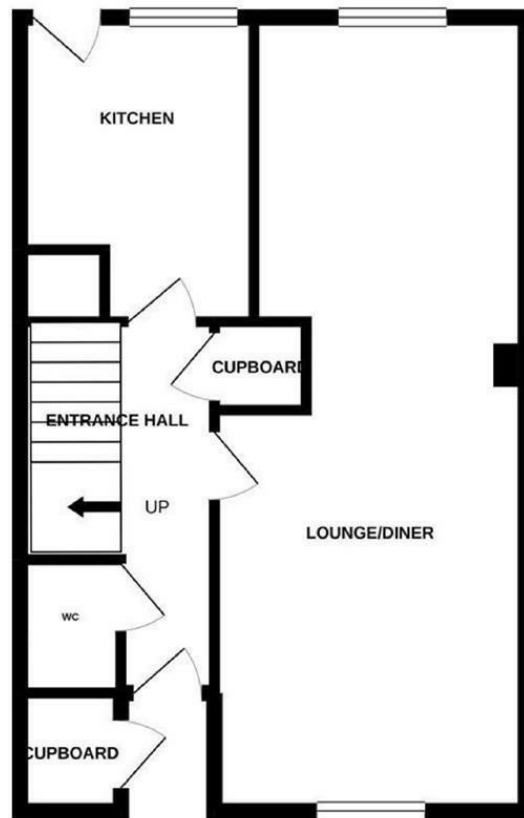
Private and secluded garden with a patio abutting the property, further patio towards the end of the garden, the remainder is predominantly laid to lawn.

GARAGE

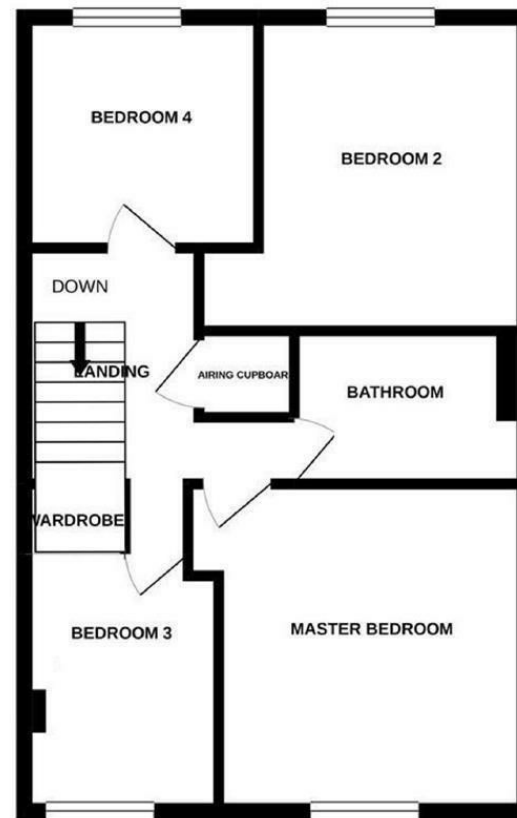
Located in a block close by with up and over door.



GROUND FLOOR
517 sq.ft. (48.0 sq.m.) approx.



1ST FLOOR
524 sq.ft. (48.7 sq.m.) approx.



TOTAL FLOOR AREA : 1041 sq.ft. (96.7 sq.m.) approx.
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