

**5, Catsfield Close, St. Leonards-On-Sea, TN38 9TB**

Web: [www.pcmestateagents.co.uk](http://www.pcmestateagents.co.uk)  
Tel: 01424 839111

**Price £245,000**



PCM Estate Agents are delighted to present to the market this spacious TWO DOUBLE BEDROOMED MID TERRACED FAMILY HOME located in the sought-after and quiet cul-de-sac within easy reach of local schooling.

The property offers spacious accommodation throughout comprising an entrance hallway, lounge, 21ft KITCHEN-DINER leading out to the garden, first floor landing, TWO GOOD SIZED DOUBLE BEDROOMS, bathroom and a SEPARATE WC. Externally the property enjoys a PRIVATE FAMILY FRIENDLY REAR GARDEN.

Located on a sought-after residential estate within easy reach of local schooling, the property is considered an IDEAL FAMILY HOME. Please call now to arrange your immediate viewing to avoid disappointment.

#### **PRIVATE FRONT DOOR**

Leading to:

#### **ENTRANCE HALLWAY**

Spacious with stairs rising to the first floor accommodation, under stairs storage cupboard, wall mounted thermostat control, radiator.

#### **LOUNGE**

13'11 x 10'4 (4.24m x 3.15m)

Double glazed window to rear aspect overlooking the garden, radiator.

#### **KITCHEN-DINER**

21'5 x 8'8 (6.53m x 2.64m)

Spacious dual aspect room with double glazed French doors to rear aspect leading out to the garden, double glazed window to front aspect. Comprising a range of eye and base level units work surfaces over, four ring gas hob with extractor above and oven below, integrated dishwasher, space for fridge freezer, space and plumbing for washing machine, space for tumble dryer, inset one & ½ bowl stainless steel inset sink with mixer tap, dining area offering ample space for dining table and chairs, radiator.

#### **FIRST FLOOR LANDING**

Loft hatch, storage cupboard.

#### **BEDROOM**

14'4 x 10' (4.37m x 3.05m)

Double glazed window to rear aspect, radiator.

#### **BEDROOM**

14'4 x 9' (4.37m x 2.74m)

Double glazed window to rear aspect, radiator.

#### **BATHROOM**

Panelled bath with shower attachment, wash hand basin with storage below, part tiled walls, tiled flooring, radiator, double glazed obscured window to front aspect.

#### **SEPARATE WC**

Dual flush wc, wash hand basin with tiled splashbacks and storage below, obscured window to front aspect.

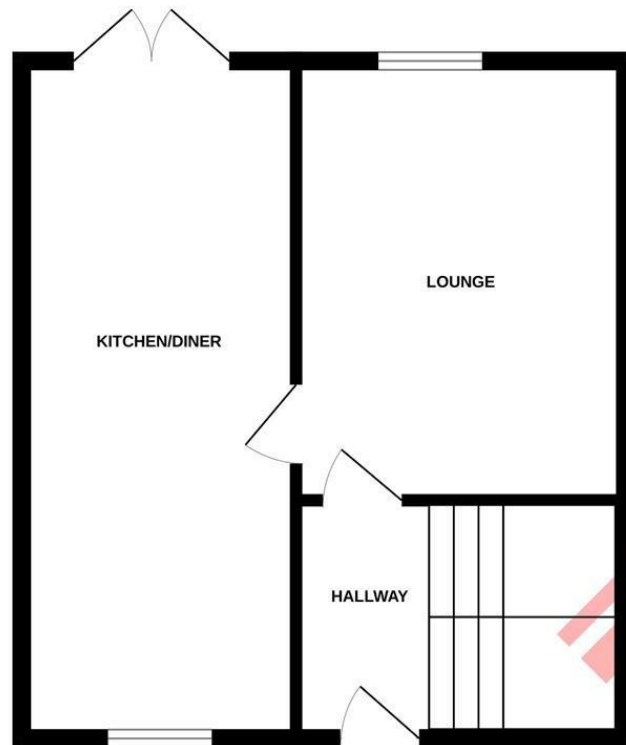
#### **REAR GARDEN**

Private and secluded, family friendly with patio area abutting the property, large decked area towards the end of the garden set beneath a covered pergola ideal for seating, enclosed fenced boundaries.

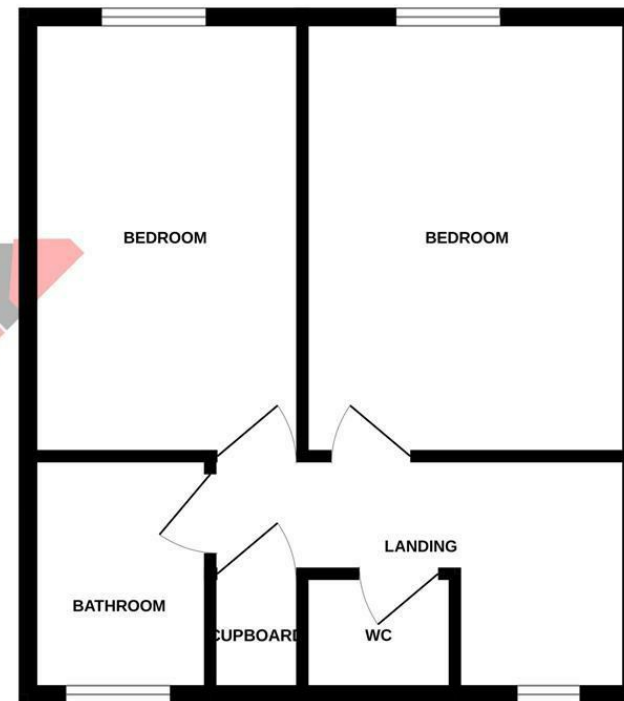




GROUND FLOOR



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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
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(21-38) <b>F</b>		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	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.