



ESTATE AGENTS

7, Alder Close, St. Leonards-On-Sea, TN37 7LU

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Price £250,000

PCM Estate Agents are delighted to present to the market this TWO BEDROOM TERRACED HOUSE, tucked away in this quiet cul-de-sac location, within the highly sought-after Little Ridge region of St Leonards and offered to the market CHAIN FREE.

Accommodation is arranged over two floors comprising an entrance hall, spacious LOUNGE-DINING ROOM, MODERN KITCHEN, first floor landing, TWO BEDROOMS and a bathroom. Externally the property benefits from an ENCLOSED REAR GARDEN in addition to TWO ALLOCATED PARKING SPACES.

Conveniently positioned within easy reach of local amenities including popular schooling establishments, bus routes and the Conquest Hospital.

Viewing is highly recommended to fully appreciate all that this home has to offer. Please call the owners agents now to avoid disappointment.

PRIVATE FRONT DOOR

Opening to:

ENTRANCE HALL

Electric consumer unit, stairs rising to the first floor, opening to:

LOUNGE

14'3 x 9'9 (4.34m x 2.97m)

Radiator, double glazed window to front aspect, door opening to:

KITCHEN

13'1 x 8'2 (3.99m x 2.49m)

Newly fitted with a range of eye and base level units, space and plumbing for washing machine, space for tall fridge freezer, four ring gas hob, eye level electric double oven, wall mounted gas boiler, double glazed window to rear aspect, double glazed door opening to the rear garden.

FIRST FLOOR LANDING

Loft hatch, doors to:

BEDROOM

12'5 x 10' (3.78m x 3.05m)

Built in wardrobe, built in storage cupboard, radiator, double glazed window to front aspect.

BEDROOM

10'5 x 6'5 (3.18m x 1.96m)

Radiator, single glazed window to rear aspect.

BATHROOM

Comprising a panelled bath with mixer tap and shower attachment, wash hand basin, wc, single glazed frosted window to rear aspect.

OUTSIDE - FRONT

Two allocated parking spaces.

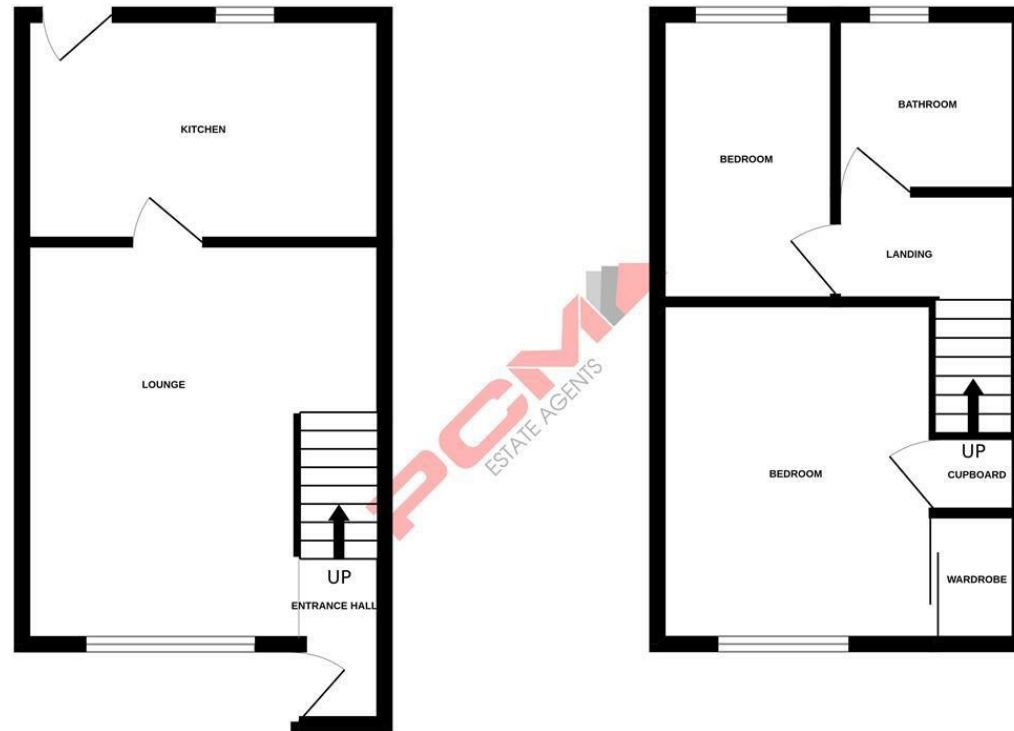
REAR GARDEN

Patio area, lawn with steps rising to an additional area of lawn being in need of cultivation.



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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