



PCM Estate Agents are delighted to offer for sale this TWO DOUBLE BEDROOM END OF TERRACED HOUSE with CONSERVATORY. Located on a sought-after and quiet road within St Leonards.

Offering spacious accommodation comprising a porch, entrance hallway, living room plus CONSERVATORY, kitchen, first floor landing, TWO DOUBLE BEDROOMS and a bathroom. Externally the property benefits from a PRIVATE AND ENCLOSED REAR GARDEN which enjoys a SUNNY ASPECT in addition to an ALLOCATED PARKING SPACE close by.

The property is considered an IDEAL FIRST TIME PURCHASE and viewing comes highly recommended via PCM Estate Agents, please call now to arrange your immediate viewing to avoid disappointment.

PRIVATE FRONT DOOR

Leading to:

ENTRANCE PORCH

Door to:

HALLWAY

Stairs rising to first floor accommodation, under stairs storage cupboard, separate storage cupboard, radiator, open plan to:

LOUNGE

15'2 x 11'10 (4.62m x 3.61m)

Double glazed French doors to rear leading to the conservatory, radiator.

CONSERVATORY

11'5 x 8'6 (3.48m x 2.59m)

Double glazed French doors to rear aspect leading out to the garden, double glazed windows to both side aspects, two radiators.

KITCHEN

12' x 6' (3.66m x 1.83m)

Comprising a range of eye and base level units with worksurfaces over, four ring gas hob with extractor above and oven below, stainless steel inset sink with mixer tap, space for fridge freezer, space and plumbing for washing machine, wall mounted gas fired boiler, double glazed window to front aspect.

FIRST FLOOR LANDING

Loft hatch, airing cupboard.

BEDROOM

11'10 x 9'1 (3.61m x 2.77m)

Double glazed window to front aspect, radiator.

BEDROOM

9'9 plus wardrobe x 8'9 (2.97m plus wardrobe x 2.67m)

Built in wardrobe with sliding mirrored doors, radiator, double glazed window to rear aspect.

BATHROOM

Panelled bath with mixer tap and shower attachment, dual flush wc, wash hand basin with tiled splashbacks, chrome ladder style radiator, tiled walls, double glazed obscured window to side aspect.

REAR GARDEN

Generously sized, private and enclosed. Predominantly laid with artificial lawn with a range of mature shrubs, plants and trees, gate providing side access.

ALLOCATED PARKING SPACE

Located at the rear of the property.

FRONT GARDEN

Predominantly laid to lawn.





TOTAL FLOOR AREA: 789 sq ft. (73.3 sq.m.) approx.

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		
(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		

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		