



ESTATE AGENTS

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Offers In Excess Of £330,000

PCM Estate Agents are delighted to present to the market an opportunity to acquire this exceptionally well-presented MODERN THREE DOUBLE BEDROOM END OF TERRACED HOUSE backing onto Combe Valley Country Park offering a PLEASANT OUTLOOK. The property has OFF ROAD PARKING for two vehicles and a GARAGE.

Inside, you are greeted by a spacious entrance hall, OPEN PLAN LOUNGE-DINING ROOM with access and views onto the neatly LANDSCAPED GARDEN and a LOG BURNER, MODERN KITCHEN, first floor landing, THREE DOUBLE BEDROOMS and a beautifully presented MODERN BATHROOM with bath and shower. This modern home offers additional comforts including gas fired central heating, double glazing and a LOW-MAINTENANCE GARDEN with HOT TUB (subject to negotiation) and ample seating areas to entertain, eat al-fresco or just take in a quiet moment.

Conveniently positioned within this sought-after West St Leonards location, within easy reach of Combe Valley Country Park and popular schooling establishments.

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

DOUBLE GLAZED DOOR

Leading to:

ENTRANCE HALL

Solid wood flooring, under stairs storage, radiator, doors to:

KITCHEN

14'1 x 7'1 (4.29m x 2.16m)

Fitted with a matching range of eye and base level cupboards and drawers, space and plumbing for washing machine, electric cooker with four ring gas hob and extractor over, space and plumbing for dishwasher, space for tumble dryer and fridge freezer, radiator, laminate flooring, double glazed window.

L SHAPED LOUNGE-DINER

19'1 max x 13'11 max (5.82m max x 4.24m max)

Solid wood flooring, log burner, radiator, double glazed doors leading to the garden.

BEDROOM

15'1 x 9'1 (4.60m x 2.77m)

Double glazed window to rear aspect having far reaching views over fields, radiator, engineered wood flooring.

BEDROOM

13' x 9'11 (3.96m x 3.02m)

Double glazed window to front aspect, double radiator.

BEDROOM

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

BATHROOM

12'1 max x 9'6 max (3.68m max x 2.90m max)

Tiled flooring, roll top bath, double shower, two wash hand basin's, wc, spotlights, heated towel rail, storage cupboard, two frosted double glazed windows to front aspect.

OUTSIDE - FRONT

Off road parking for two vehicles.

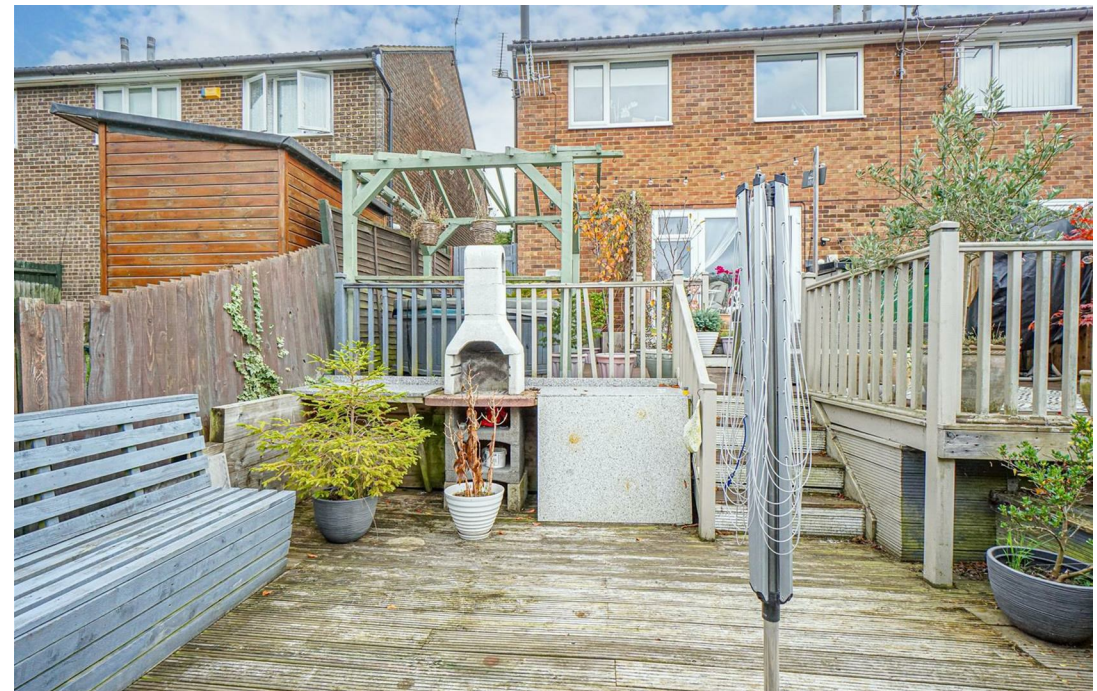
GARAGE

Up and over door.

REAR GARDEN

Well-maintained with two decked areas, hot tub & pond with mature koi carp (both of which can be included subject to negotiation), garden workshop with power connected.

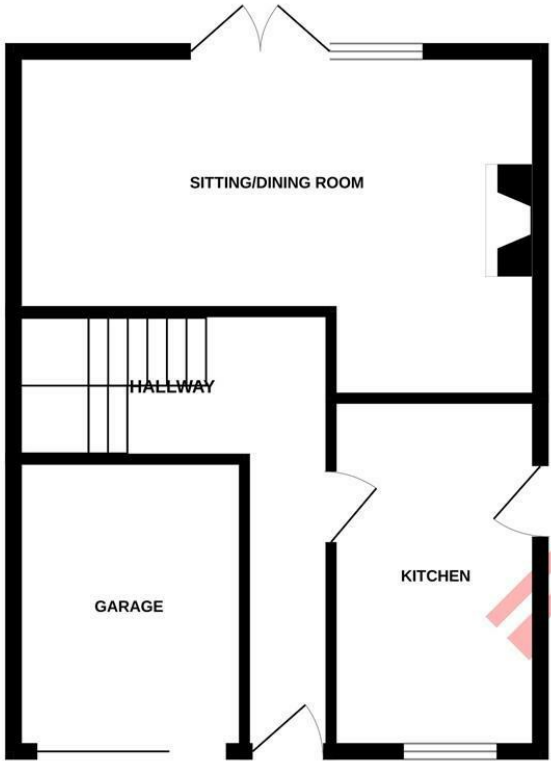
Council Tax Band: C



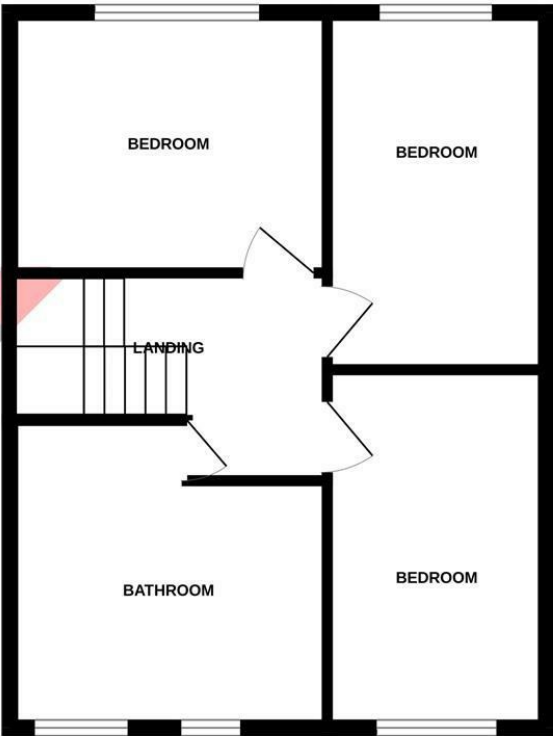




GROUND FLOOR



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) 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	

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.