

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

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

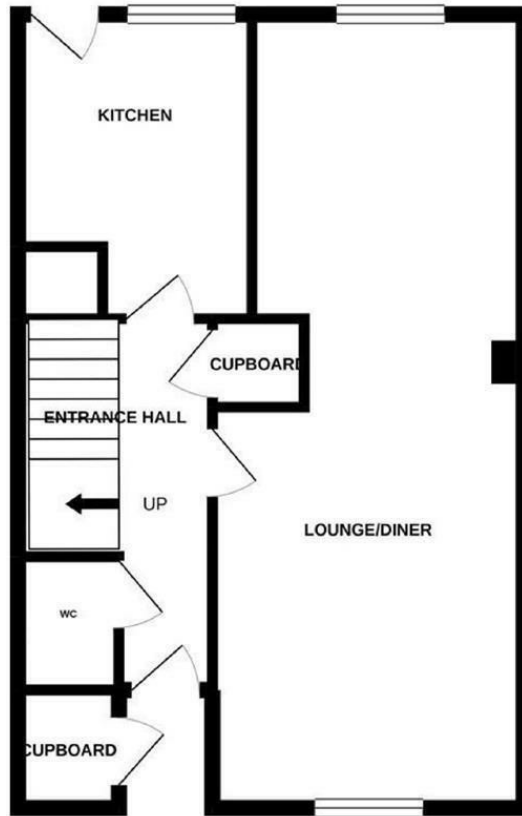
#### **GARAGE**

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

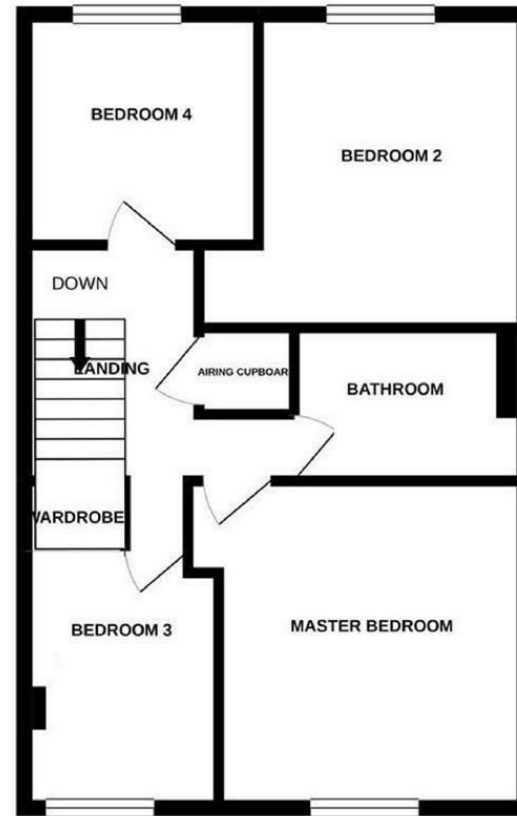
Council Tax Band: C



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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C			
(55-68) D		71	
(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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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.