



ESTATE AGENTS

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Price £270,000

PCM Estate Agents are delighted to present to the market this TWO BEDROOM SEMI-DETACHED HOUSE, situated in the popular West St Leonards area. Offered to the market CHAIN FREE and benefiting from OFF ROAD PARKING.

Accommodation comprises an entrance hall, lounge, KITCHEN-DINER, first floor landing, TWO BEDROOMS and a MODERN BATHROOM. The REAR GARDEN is tiered and south-east facing, whilst to the front there is OFF ROAD PARKING for at least two vehicles.

Situated within close proximity of West St Leonards railway station, local shops and schools, whilst being in a quiet family location.

Please call the owners agents now to book your viewing and avoid disappointment.

UPVC DOUBLE GLAZED DOOR

Located on the side of the property, providing access into:

ENTRANCE HALL

6'5 x 3'11 (1.96m x 1.19m)

Radiator, spotlights, laminate flooring, good sized under stairs storage cupboard.

LOUNGE

12'6 x 10'2 (3.81m x 3.10m)

Laminate flooring, dual aspect with with double glazed windows to the side and front with fitted blinds, double radiator, television and internet points, spotlights, thermostat.

KITCHEN-DINER

12'6 max x 9'10 max (3.81m max x 3.00m max)

Fitted with a range of eye and base level cupboards and drawers, tiled splashbacks, fridge freezer, dishwasher, washing machine, tumble dryer, electric oven with four ring gas hob, breakfast bar, wall mounted boiler, tiled flooring, spotlights, double glazed window to rear overlooking the garden.

FIRST FLOOR LANDING

Spotlights, loft hatch providing access to loft space, double glazed window to side aspect, doors to:

BEDROOM

10'6 x 9'11 (3.20m x 3.02m)

Measurement excludes wardrobes. Dual aspect with double glazed windows to side and front, spotlights, radiator, large built in wardrobes with sliding doors.

BEDROOM

9'11 max x 9' max (3.02m max x 2.74m max)

Double glazed window to rear aspect overlooking the garden with blind, radiator, storage spotlights, cupboard.

BATHROOM

7' x 6'1 (2.13m x 1.85m)

Bath with shower over, wc, wash hand basin with storage beneath, tiled flooring, tiled surround, spotlights, extractor fan, double glazed frosted window to rear aspect.

OUTSIDE - FRONT

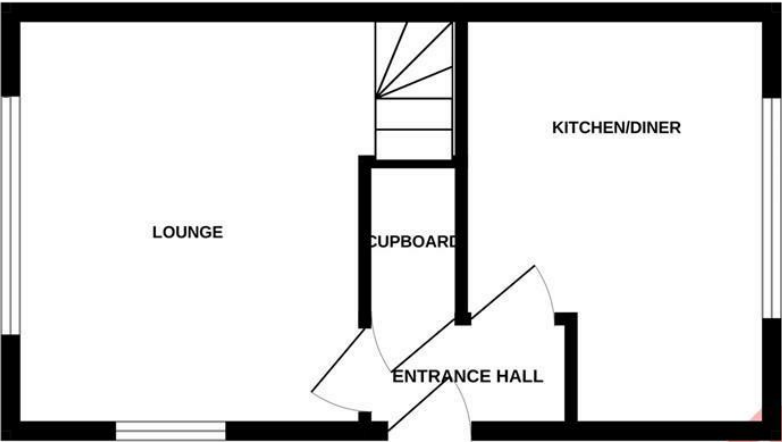
Off road parking for two vehicles, area of lawn, side access to the rear garden.

REAR GARDEN

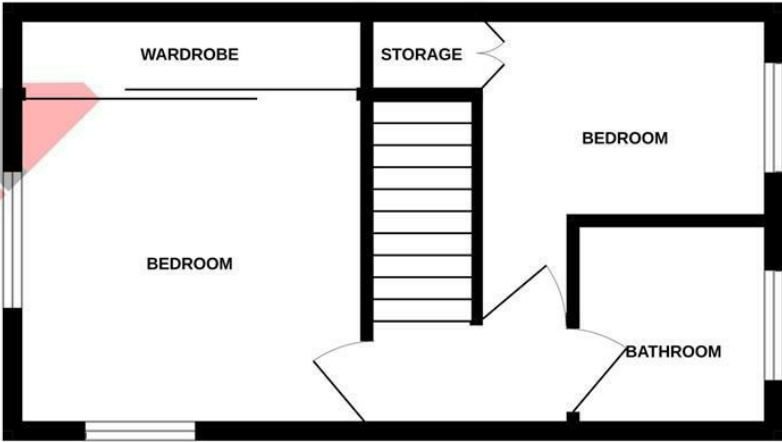
Brick built shed, small area of patio, steps up to a two tiered area of garden being laid with lawn, fenced boundaries. The garden is south-east facing and enjoys plenty of sunshine.



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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