



58, Seven Acre Close, St. Leonards-On-Sea, TN37 7QF

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Offers In Excess Of £260,000

PCM Estate Agents are delighted to present to the market an excellent opportunity to secure this well-presented THREE BEDROOM MID-TERRACED FAMILY HOME, conveniently located in this sought-after cul-de-sac in St Leonards, close to local amenities.

The well-appointed accommodation comprises an entrance hall, DOWNSTAIRS WC, comfortable lounge, spacious KITCHEN-DINING ROOM ideal for family living and entertaining, first floor landing, THREE BEDROOMS and a family bathroom. Externally there is an ENCLOSED PRIVATE REAR GARDEN, perfect for relaxing and outdoor entertaining. Further benefits include gas fired central heating and double glazing throughout.

Ideally situated close to a number of popular schooling establishments, as well as convenient bus routes providing access to Hastings town centre. Please call the owners agents now to arrange your immediate viewing and avoid disappointment.

DOUBLE GLAZED FRONT DOOR

Opening into:

ENTRANCE HALL

Under stairs storage cupboard, stairs rising to the first floor landing, additional storage cupboard with hanging space for coats, with shoe storage below and shelving above, door opening to:

DOWNSTAIRS WC

Low level dual flush wc, wash hand basin with mixer tap and storage below, chrome style heated towel rail, frosted double glazed window to front aspect.

LOUNGE

15'6 x 10'7 (4.72m x 3.23m)

Radiator, double glazed window to rear aspect providing a pleasant outlook onto the garden, double glazed door providing access to the rear garden, opening to:

KITCHEN

11'2 x 9'2 (3.40m x 2.79m)

Fitted with a range of eye and base level units with ample countertop space, space for freestanding American fridge freezer, space and plumbing for

washing machine and dishwasher, space for tumble dryer, space for range style cooker with extractor above, inset one & ½ bowl sink with mixer tap, wall mounted boiler, part tiled walls, tiled flooring, double glazed window to front aspect overlooking the front garden, archway opening into:

DINING ROOM

9'3 x 6' (2.82m x 1.83m)

Ample space for dining and entertaining, radiator.

FIRST FLOOR LANDING

Loft hatch, walk in storage cupboard, airing cupboard over the stairs with additional shelving.

BEDROOM

14'6 max narrowing to 12'5 x 8'7 (4.42m max narrowing to 3.78m x 2.62m)

Radiator, double glazed window to rear aspect.

BEDROOM

14'8 max narrowing to 12'6 x 8'7 (4.47m max narrowing to 3.81m x 2.62m)

Radiator, double glazed window to front aspect.

BEDROOM

9'4 x 6'7 (2.84m x 2.01m)

Radiator, double glazed window to rear aspect.

BATHROOM

Comprising a panelled bath with electric shower attachment above, wash hand basin with storage below, dual flush wc, column style heated towel rail, part tiled walls, frosted double glazed window to front aspect.

OUTSIDE - FRONT

Good sized area of lawn, additional stoned area for bin store, fenced boundaries, gated access.

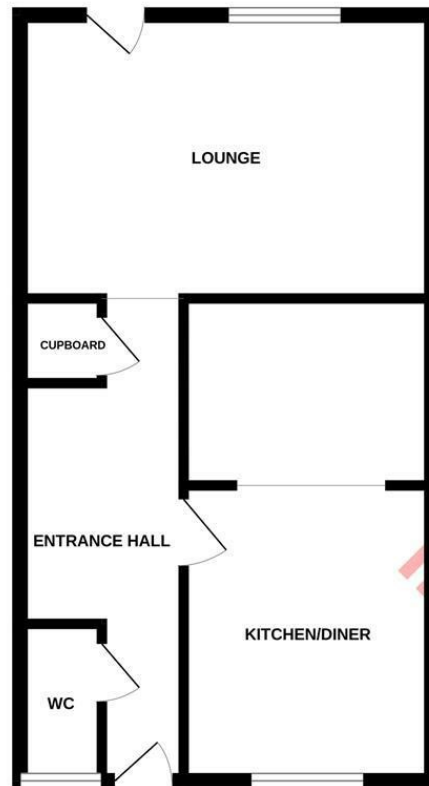
REAR GARDEN

Family friendly and mainly level comprising a good sized area of patio leading to a stoned area, providing ample space for outdoor entertaining and dining, step leading down to a good sized area of lawn, further steps down to storage shed, rear garden access.

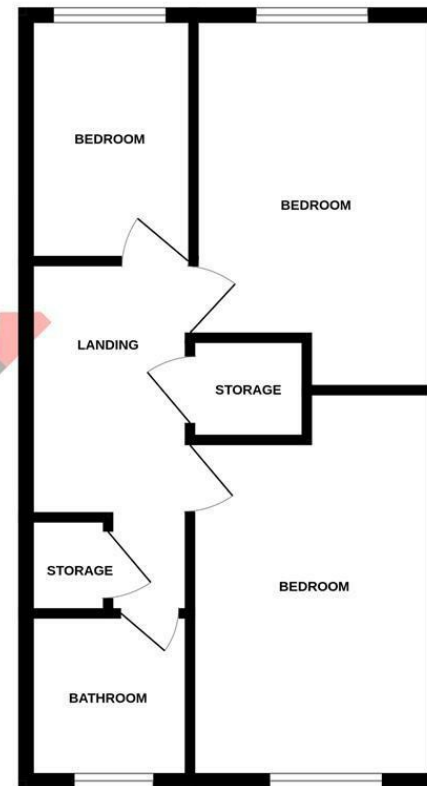
Council Tax Band: B



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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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	