



ESTATE AGENTS

**24, Heron Close, St. Leonards-on-sea, TN38 8DX**

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**Price £250,000**

PCM Estate Agents are delighted to offer to the market an opportunity to secure this BEAUTIFULLY PRESENTED TWO BEDROOMED TERRACED HOUSE located in the highly sought-after cul-de-sac within the popular West St Leonards location. The property is BEAUTIFULLY PRESENTED THROUGHOUT and backs onto a nature reserve.

Spacious accommodation is arranged over two floors and comprises a porch, lounge, MODERN FITTED KITCHEN-DINER with access onto the garden, landing, TWO DOUBLE BEDROOMS and a family bathroom. Externally the property benefits from OFF ROAD PARKING to the front and to the rear is a PRIVATE AND SECLUDED REAR GARDEN boasting a decked area being ideal for entertaining whilst also backing onto the aforementioned nature reserve.

If you are looking for a well-presented MODERN HOUSE, look no further than this superb example. Please call the owners sole agents now to book your immediate viewing to avoid disappointment.

#### **PRIVATE FRONT DOOR**

Leading to;

#### **ENTRANCE PORCH**

Door to;

#### **LOUNGE**

13'1 x 12'8 (3.99m x 3.86m)

Stairs rising to first floor accommodation, wall mounted thermostat control, television point, double glazed window to front aspect, under stairs storage cupboard, door to;

#### **KITCHEN-DINER**

12'7 x 8'11 (3.84m x 2.72m)

Modern and comprising a range of eye and base level units with worksurfaces over, four ring electric hob with extractor above and oven below, inset sink with mixer tap, space and plumbing for washing machine, space for fridge freezer, breakfast/ dining bar, double glazed window to rear aspect enjoying a pleasant outlook over the garden, door to garden, wall mounted gas boiler, radiator.

#### **FIRST FLOOR LANDING**

Loft hatch, door to;

#### **BEDROOM**

10'6 x 9' (3.20m x 2.74m)

Built in wardrobes, built in cupboard over stairs, radiator, double glazed window to rear aspect enjoying a pleasant outlook.

#### **BEDROOM**

12'9 x 7' (3.89m x 2.13m)

Double glazed window to front aspect, radiator.

#### **BATHROOM**

9'4 max x 4'9 (2.84m max x 1.45m)

Modern, P shaped bath with mixer tap and shower attachment, shower screen, dual flush wc, wash hand basin with storage area below, extractor fan, radiator.

#### **REAR GARDEN**

Private and secluded family friendly rear garden backing onto nature reserve, patio area down to an area of lawn and further steps down to a decked area ideal for seating and entertaining, storage shed, enclosed fenced boundaries.

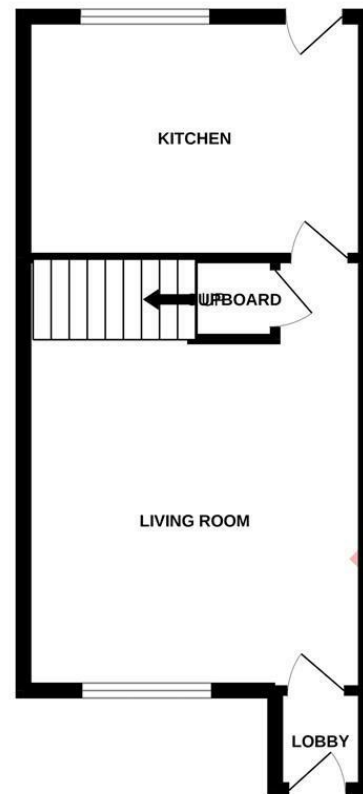
#### **FRONT GARDEN**

Off road parking, area of decking.

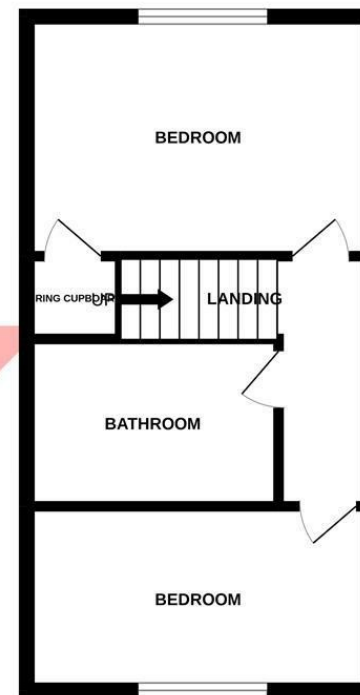
Council Tax Band: B



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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