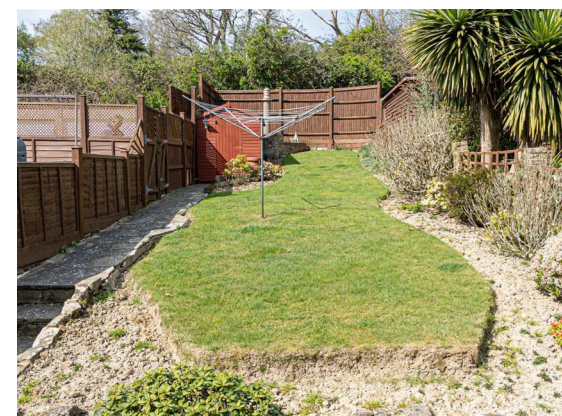




ESTATE AGENTS

100, Stonehouse Drive, St. Leonards-On-Sea, TN38 9DN

Web: www.pcmestateagents.co.uk
Tel: 01424 839111

Price £265,000

PCM Estate Agents are delighted to present to the market an opportunity to secure this CHAIN FREE END OF TERRACED THREE BEDROOM HOME offering modern comforts including gas fired central heating and double glazing.

Whilst SOME UPDATING IS REQUIRED, the property offers WELL-PROPORTIONED ACCOMMODATION arranged over two floors comprising a porch, entrance hall with safe, DUAL ASPECT LOUNGE-DINER, extended KITCHEN-BREAKFAST ROOM, upstairs landing, THREE GOOD SIZED BEDROOMS and a main family bathroom. The REAR GARDEN is a delightful feature having been sympathetically LANDSCAPED over the years and being well-planted with a variety of shrubs and plants, patio for entertaining or eating al-fresco. There is also a GARAGE located in the compound to the rear and a relatively level front garden.

Conveniently positioned within easy reach of popular schooling establishments and nearby amenities. Viewing comes highly recommended, please call the owners agents now to book your viewing and avoid disappointment.

DOUBLE GLAZED FRONT DOOR

Opening onto:

PORCH

Double glazed door opening into:

ENTRANCE HALL

Storage cupboard housing gas and electric meters, secure safe, door to:

LOUNGE-DINER

26'9 max x 16'3 max narrowing to 8' (8.15m max x 4.95m max narrowing to 2.44m)

Dual aspect with double glazed windows to front and rear, three radiators, television and telephone points, coving to ceiling, wall and ceiling lighting, built in storage.

EXTENDED KITCHEN-BREAKFAST ROOM

18'8 x 7'9 narrowing to 7'5 (5.69m x 2.36m narrowing to 2.26m)

In need of some modernisation and currently fitted with a range of eye and base level cupboards and drawers with worksurfaces over, space for cooker,

inset one & ½ bowl drainer-sink unit with mixer tap, space for under counter fridge and separate freezer, space and plumbing for washing machine, part tiled walls, built in storage cupboards, breakfast area offering additional space for dining table, wooden framed window with secondary glazing to rear aspect offering views down the garden, double glazed door to side providing access into the garden.

FIRST FLOOR LANDING

Coving to ceiling, cupboard housing immersion heater and offering storage space.

BEDROOM

13'7 x 8'9 (4.14m x 2.67m)

Fitted bedroom furniture including chest of drawers and built in wardrobe with sliding mirrored doors, radiator, double glazed window to front aspect.

BEDROOM

11'4 x 8'5 (3.45m x 2.57m)

Fitted bedroom furniture including built in wardrobe, radiator, double glazed window to rear aspect having views onto the garden.

BEDROOM

9'6 x 7'2 (2.90m x 2.18m)

Coving to ceiling, radiator, double glazed window to front aspect.

BATHROOM

Panelled bath with mixer tap and shower attachment, glass shower screen, pedestal wash hand basin, dual flush low level wc, tiled walls, ladder style heated towel rail, double glazed window to rear aspect.

FRONT GARDEN

Lawned with planted borders, path leading to the front door.

REAR GARDEN

Beautifully landscaped with patio abutting the property and offering ample space for patio furniture to sit out and enjoy or eat al-fresco, well-planted rockery, steps up onto a section of lawn, wooden shed, fenced boundaries, gated side access to the garage compound.

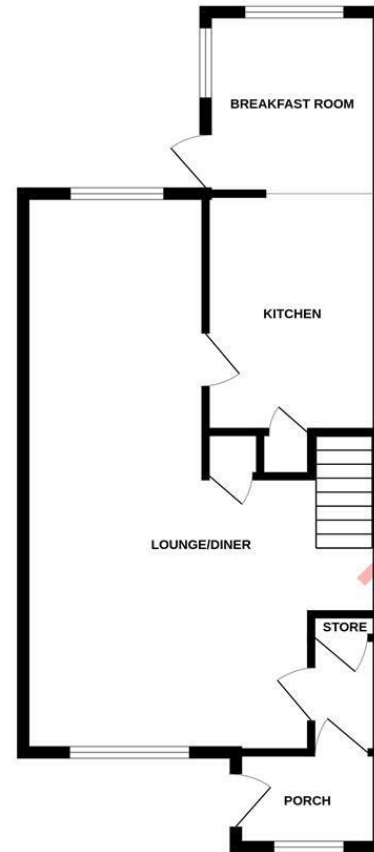
GARAGE

Located in block with up and over door.

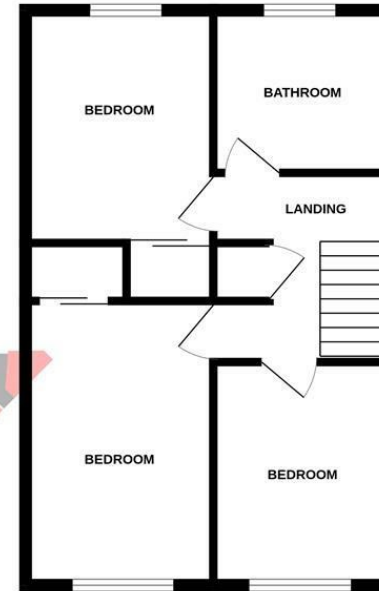
Council Tax Band: B



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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