



ESTATE AGENTS

5, Carvel Court, St. Leonards-On-Sea, TN38 8EX

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Price £329,950

PCM Estate Agents are delighted to present to the market an opportunity to acquire this DOUBLE FRONTED THREE BEDROOM SEMI-DETACHED HOUSE in a cul-de-sac location within this favourable region of St Leonards, with GARAGE, DRIVEWAY and an ENCLOSED FAMILY FRIENDLY GARDEN. Offered to the market CHAIN FREE.

Offering modern comforts including gas central heating, double glazing and well-proportioned accommodation over two floors comprising an entrance hall, DOWNSTAIRS WC, lounge, SEPARATE DINING ROOM leading to the kitchen, first floor landing, THREE GOOD SIZED BEDROOMS and a MODERN BATHROOM. The property has a driveway providing OFF ROAD PARKING, a GARAGE and an FAMILY FRIENDLY GARDEN.

Conveniently positioned within easy reach of access roads leading to nearby Battle with its mainline railway station and convenient links to London, as well as popular schooling establishments. Viewing is essential to fully appreciate the convenient position and overall accommodation on offer.

WOODEN PARTIALLY GLAZED FRONT DOOR

Opening to:

SPACIOUS ENTRANCE HALL

Stairs rising to upper floor accommodation, wood laminate flooring, radiator, coving to ceiling, doors to:

DOWNSTAIRS WC

Concealed cistern dual flush low level wc, radiator, wall mounted wash hand basin with mixer tap and tiled splashbacks, tiled flooring, double glazed pattern glass window to front aspect.

LOUNGE

16' max x 9'9 (4.88m max x 2.97m)

Double glazed sliding patio doors providing a pleasant outlook and access to the garden, double glazed window to rear aspect, radiator, fireplace, wood laminate flooring, television point.

DINING ROOM

9'8 x 9'2 (2.95m x 2.79m)

Continuation of the wood laminate flooring, coving to ceiling, radiator, telephone point, double glazed window to front aspect, doorway leading to:

KITCHEN

9'8 x 7'5 (2.95m x 2.26m)

Fitted with a matching range of eye and base level cupboards and drawers with worksurfaces over, resin drainer-sink with mixer tap, four ring gas hob with oven below and extractor over, space for tall fridge freezer, space and plumbing for washing machine, tiled flooring, part tiled walls, radiator, two double glazed windows to rear aspect with views onto the garden.

FIRST FLOOR LANDING

Radiator, airing cupboard housing immersion heater and hot water tank, two double glazed windows to front aspect.

BEDROOM

13'5 narrowing to 10'2 x 9'4 (4.09m narrowing to 3.10m x 2.84m)

Radiator, double glazed window to rear aspect.

BEDROOM

11'3 x 8'8 (3.43m x 2.64m)

Radiator, double glazed window to rear aspect.

BEDROOM

10'7 x 6'6 (3.23m x 1.98m)

Radiator, double glazed window to rear aspect.

MODERN BATHROOM

Panelled bath with mixer tap and shower over bath, rain style shower head, hand-held shower attachment, concealed cistern dual flush low level wc, wall mounted wash hand basin with mixer tap, part tiled walls, tiled flooring, extractor fan for ventilation, chrome ladder style heated towel rail, double glazed pattern glass window to front aspect for privacy.

OUTSIDE - FRONT

Driveway providing off road parking, access to:

GARAGE

Up and over door.

REAR GARDEN

Stone patio abutting the property, well-stocked with a variety of mature plants and shrubs, partially laid to lawn, greenhouse, gated side access, outside water tap. Enjoying a pleasant aspect with sunshine throughout the day.

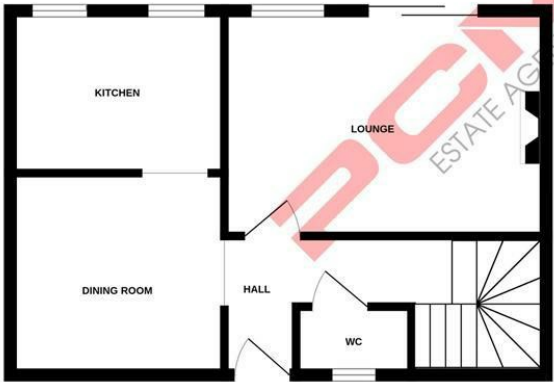
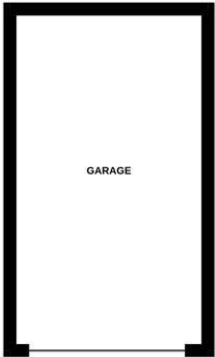
Council Tax Band: C



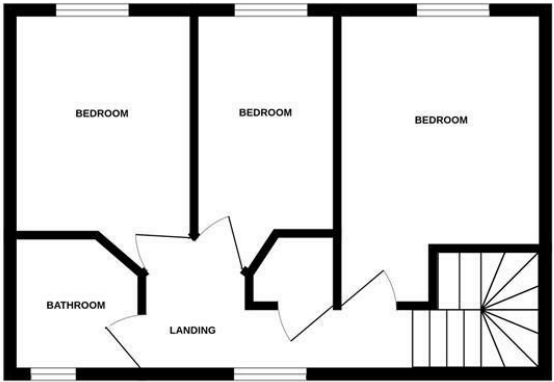




GROUND FLOOR



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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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		

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.