



PCMA
ESTATE AGENTS

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Offers In Excess Of £245,000

PCM Estate Agents welcome to the market an opportunity to acquire this MID-TERRACED TWO BEDROOM HOUSE, positioned in a quiet cul-de-sac location within this favourable region of West St Leonards, with a LOVELY GARDEN and OFF ROAD PARKING for multiple vehicles.

Inside, you are welcomed by a practical entrance hall leading to the living room, from here you can access the KITCHEN-DINER with views and access onto the garden. The kitchen is modern with space for appliances. To the first floor there are TWO GOOD SIZED DOUBLE BEDROOMS either side of the landing, enjoying some LOVELY VIEWS, and a MODERN BATHROOM in between. The property also benefits from gas central heating and double glazing.

Conveniently positioned within easy reach of popular schooling establishments and nearby local amenities, and must be viewed to fully appreciate the convenient position and space on offer. Please call the owners agents now to book your viewing.

DOUBLE GLAZED FRONT DOOR

Opening to:

ENTRANCE HALL

Wall mounted consumer unit for electrics, ample space for hanging coats, further wooden door opening to:

LIVING ROOM

16'3 max x 12'8 (4.95m max x 3.86m)

Stairs rising to upper floor accommodation, under stairs storage cupboard, radiator, television point, double glazed window to front aspect.

KITCHEN-DINER

12'8 x 9'3 (3.86m x 2.82m)

Fitted with a matching range of eye and base level cupboards and drawers with worksurfaces over, five ring gas hob with fitted cooker hood over, waist level oven and grill, wall mounted boiler, space for tall fridge freezer, space and plumbing for washing machine, inset one & ½ bowl drainer-sink unit with mixer tap, ample space for dining table, radiator, part tiled walls, double glazed window and door to rear aspect with views and access onto the beautifully landscaped rear garden with a lovely woodland backdrop beyond.

FIRST FLOOR LANDING

Loft hatch, doors to:

BEDROOM

12'7 x 9'2 (3.84m x 2.79m)

Radiator, cupboard over stairs, double glazed window to rear aspect with lovely views onto the garden and the woodland backdrop beyond.

BEDROOM

12'9 x 6'9 (3.89m x 2.06m)

Coving to ceiling, radiator, double glazed window to front aspect with lovely views down the street, over the rooftops of neighbouring properties to open fields.

BATHROOM

Comprising a panelled bath with mixer tap and shower over bath, glass shower screen, concealed cistern dual flush low level wc, vanity enclosed wash hand basin with chrome mixer tap, heated towel rail, tiled walls.

OUTSIDE - FRONT

Driveway providing off road parking for multiple vehicles, garden laid with slate and having shrubs.

REAR GARDEN

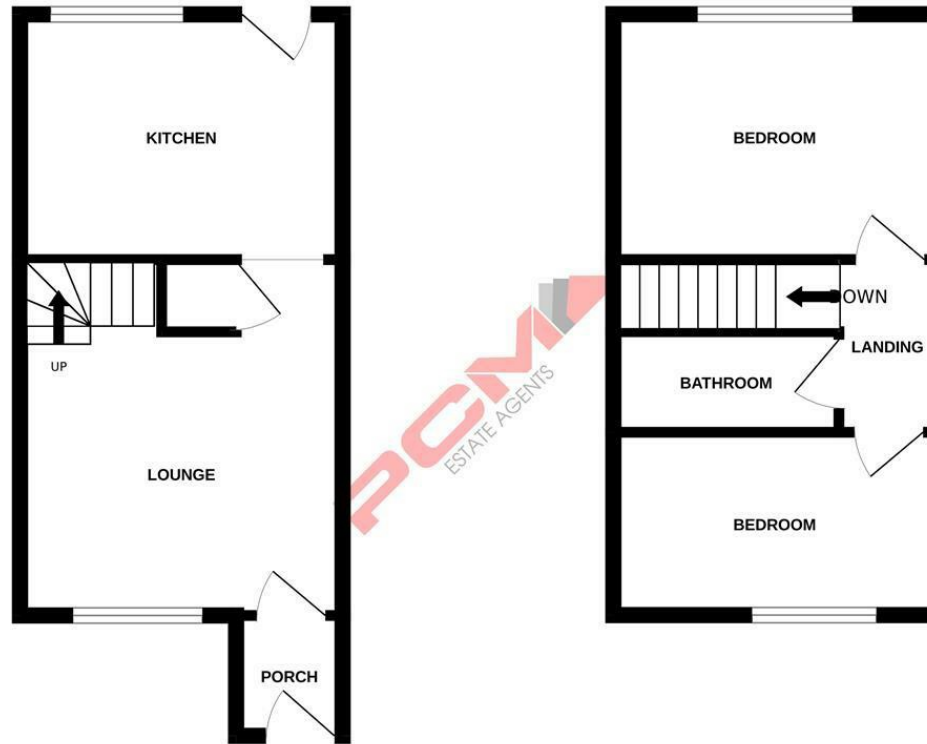
Mainly laid to lawn with patio and path leading to the back of the garden with wooden shed, fenced boundaries, planted beds with established plants, shrubs and rose bushes, lovely wooden backdrop and nice views over neighbouring gardens down to Combe Valley Country Park.

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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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	