PCM
ESTATE AGENTS

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Offers Over £350,000

PCM Estate Agents are delighted to present to the market an opportunity to acquire this DETACHED THREE STOREY THREE BEDROOM TOWNHOUSE with OFFICE/PLAYROOM, positioned in a quiet spot within this sought-after favourable development within West St Leonards. The property benefits from OFF ROAD PARKING, GARAGE, gas central heating, double glazing and a FAMILY FRIENDLY GARDEN.

Inside, the property offers well-appointed accommodation arranged over three floors comprising a welcoming entrance hall, wc, an OFFICE/ PLAYROOM and access to the INTEGRAL GARAGE. To the first floor, the hallway provides access to an IMPRESSIVE OPEN PLAN KITCHEN-DINING-LIVING ROOM with MODERN KITCHEN having INTEGRATED APPLIANCES, this is the hub of the home being DUAL ASPECT and enjoying plenty of sunshine throughout the day, and a CONSERVATORY offering an additional living space that can be enjoyed all year round. To the second floor there are THREE BEDROOMS, the master with EN-SUITE SHOWER ROOM, all bedrooms enjoying BUILT IN WARDROBES, and a modern SHOWER ROOM.

Positioned within easy reach of popular schooling establishments and nearby local amenities. This home must be viewed to fully appreciate the convenient position and quality of the accommodation on offer. Please call the owners agents now to book your viewing.

DOUBLE GLAZED FRONT DOOR
Opening into:

ENTRANCE HALL
Stairs rising to the first floor accommodation, double glazed window with opaque glass to front aspect, wood laminate flooring, wood laminate flooring, double radiator, coving to ceiling, wall mounted consumer unit for the electrics, under stairs recess.

DOWNSTAIRS WC
Low level wc, wall mounted wash hand basin, continuation of the wood laminate flooring, extractor fan for ventilation.

OFFICE/ PLAYROOM
11'4 x 11' (3.45m x 3.35m)
Wall mounted boiler, wood laminate flooring, door to integral garage.

FIRST FLOOR LANDING
Coving to ceiling, double glazed window to front aspect, thermostat for gas fired central heating, double radiator, coving to ceiling, stairs rising to the second floor, door opening to:

LOUNGE
14'6 x 12'1 (4.42m x 3.68m)
Inset down lights and pendant ceiling lighting, wood laminate flooring, two double radiators, open plan to:

KITCHEN-DINER
19'9 x 8'8 (6.02m x 2.64m)
Fitted with a matching range of eye and base level cupboards and drawers fitted with soft close hinges, worksurfaces and tiled splashbacks, ceramic double Belfast style sink with mixer tap, five ring gas hob with extractor over and waist level double oven and grill, space for American style fridge freezer, integrated dishwasher, integrated washing machine, breakfast bar/ dining area, double glazed windows to front and rear elevation, double glazed French doors opening to:

CONSERVATORY
16' x 9'3 (4.88m x 2.82m)
Wood laminate flooring, wall mounted electric radiator, glass apex roof, part brick construction with double glazed windows to both side and rear elevations having pleasant views over the garden and double glazed French doors to side providing access to the garden.

SECOND FLOOR LANDING
Radiator, coving to ceiling, loft hatch, storage cupboard housing the water tank, double glazed window to front aspect, doors opening to:

BEDROOM
12' max x 12'4 narrowing to 10'8 (3.66m max x 3.76m narrowing to 3.25m)
Built in double wardrobe, coving to ceiling, double radiator, double glazed window to rear aspect, door to:

EN SUITE
Walk in shower, vanity enclosed wash hand basin with chrome mixer tap, concealed cistern dual flush low level wc, heated towel rail, wood laminate flooring, partially aquaborded walls, down lights, extractor fan for ventilation, double glazed pattern glass window to rear aspect.

BEDROOM
9'5 x 9'3 (2.87m x 2.82m)
Measurement excludes door recess, coving to ceiling, double radiator, built in double wardrobe, double glazed window to rear aspect.

BEDROOM
8'6 narrowing to 6'6 x 6'7 (2.59m narrowing to 1.98m x 2.01m)
Coving to ceiling, radiator, built in wardrobe, double glazed window to front aspect.

SHOWER ROOM
Walk in shower with chrome shower fixings, waterfall style shower head and hand-held shower attachment, vanity enclosed wash hand basin with chrome mixer tap, concealed cistern dual flush low level wc, heated towel rail, tiled walls, wood laminate flooring, extractor foe ventilation, down lights, double glazed window with pattern glass to front aspect.

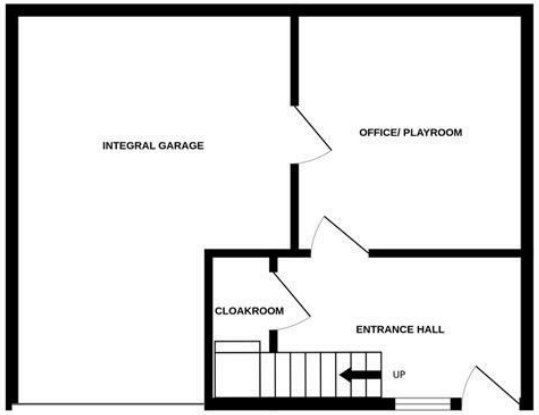
OUTSIDE - FRONT
Driveway providing off road parking, leading to:

INTEGRAL GARAGE
13'3 narrowing to 8'8 x 21'7 (4.04m narrowing to 2.64m x 6.58m)
Power and lighting, up and over door, personal door to office.

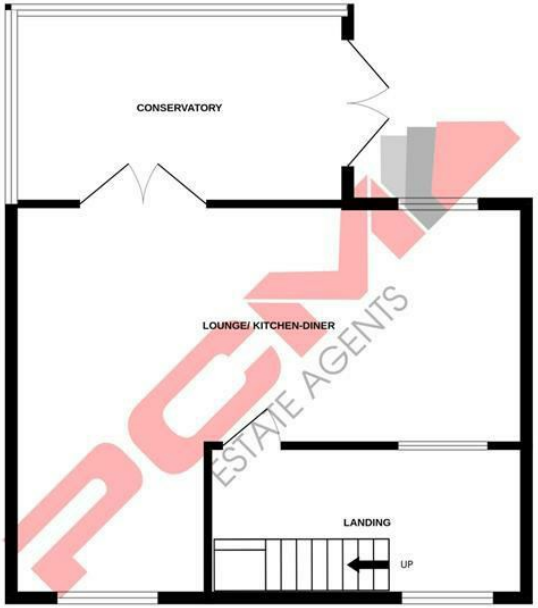
REAR GARDEN
Mainly laid to lawn with a stone patio abutting the property and an additional decked patio area offering space to eat al-fresco or entertain. The garden is relatively level and child friendly, with fenced boundaries, gated side access and outside water tap.

Council Tax Band: D

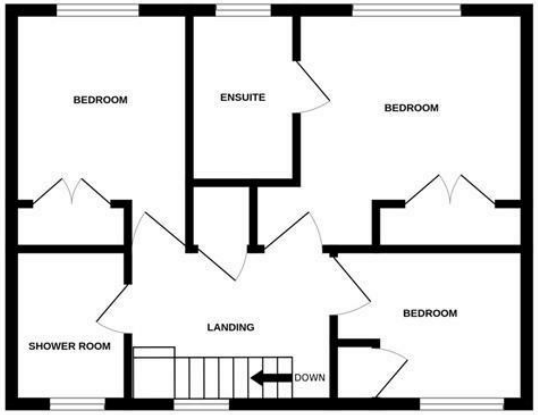
GROUND FLOOR



1ST FLOOR



2ND 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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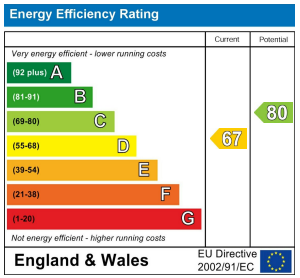

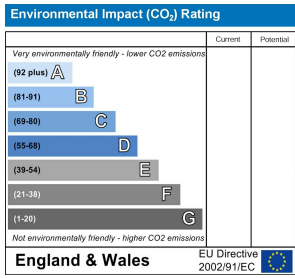

PCM endeavour to maintain accurate depictions of properties in Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection. PCM have not tested any services, appliances, equipment or facilities, and nothing in these details should be deemed to be a statement that they are in good working order or that the property is in good structural condition or otherwise.