



ESTATE AGENTS

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9DS

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Price £220,000



PCM Estate Agents are delighted to offer for sale this beautifully presented TWO BEDROOM CHARMING COTTAGE located in a sought-after and quiet St Leonards location, within easy reach of local schooling.

Inside, the property offers well-presented accommodation throughout comprising an entrance hallway, living room, 18ft KITCHEN-DINER which leads out to the garden, first floor landing, TWO DOUBLE BEDROOMS and a bathroom. This CHARMING COSY COTTAGE also benefits from a PRIVATE AND ENCLOSED COURTYARD STYLE GARDEN.

Located on a sought-after and quiet road in St Leonards, within easy reach of amenities. Please call PCM Estate Agents now to arrange your immediate viewing to avoid disappointment.

### **UPVC DOUBLE GLAZED DOOR**

Leading to;

### **ENTRANCE HALL**

Stairs rising from entrance hall to upper floor accommodation, radiator, under stairs storage cupboard housing electric meter, inset spotlights, door to;

### **LIVING ROOM**

7'9" x 11'6" into bay (2.36m x 3.51m into bay)

Wooden fire surround with electric fireplace, double glazed window to front aspect.

### **KITCHEN-DINING ROOM**

18'3" max x 8'6" max narrowing to 5'2" (5.56m max x 2.59m max narrowing to 1.57m)

Beautifully presented and modern comprising a range of eye and base level units with worksurfaces over, electric hob with extractor above and oven below, inset sink with mixer tap, space and plumbing for slimline dishwasher, space for fridge freezer, ample space for breakfast table and chairs, wall mounted gas fired boiler, radiator, two double glazed windows and part glazed door to rear aspect leading out to the garden.

### **FIRST FLOOR LANDING**

Loft hatch providing access to loft area, double glazed window to front aspect.

### **BEDROOM ONE**

11'1" x 10'5" (3.38m x 3.18m)

Coving, radiator, dado rail, double glazed bay window to rear aspect.

### **BEDROOM TWO**

11'11" into bay x 9'3" (3.63m into bay x 2.82m)

Radiator, double glazed bay window to front aspect.

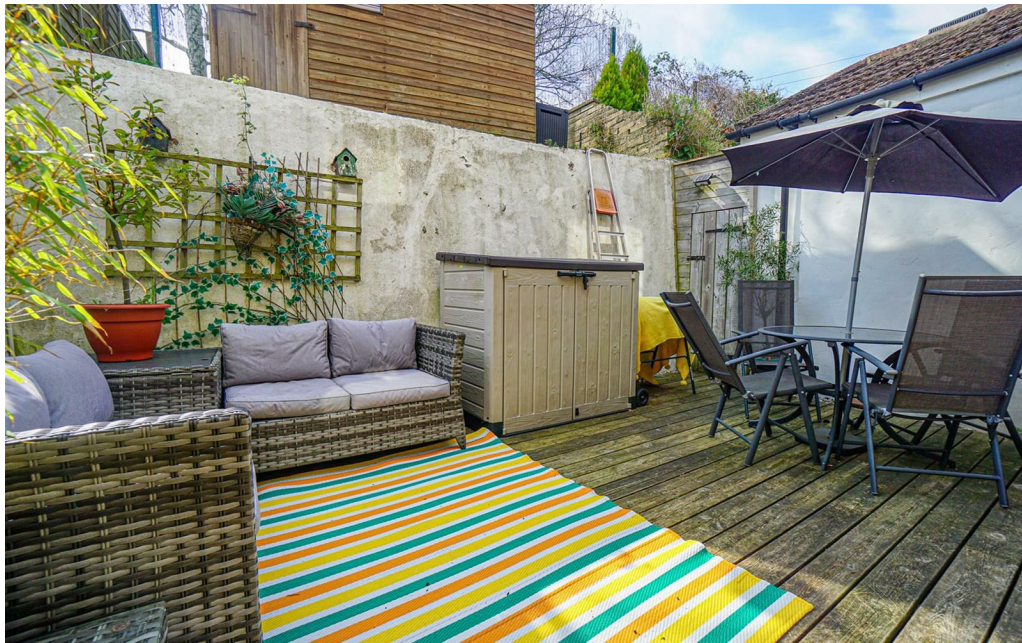
### **BATHROOM**

Panelled bath with mixer tap, pedestal wash hand basin with mixer tap, dual flush low level wc, radiator, part tiled walls, tile effect laminate flooring, airing cupboard, radiator, double glazed obscured glass window to rear aspect.

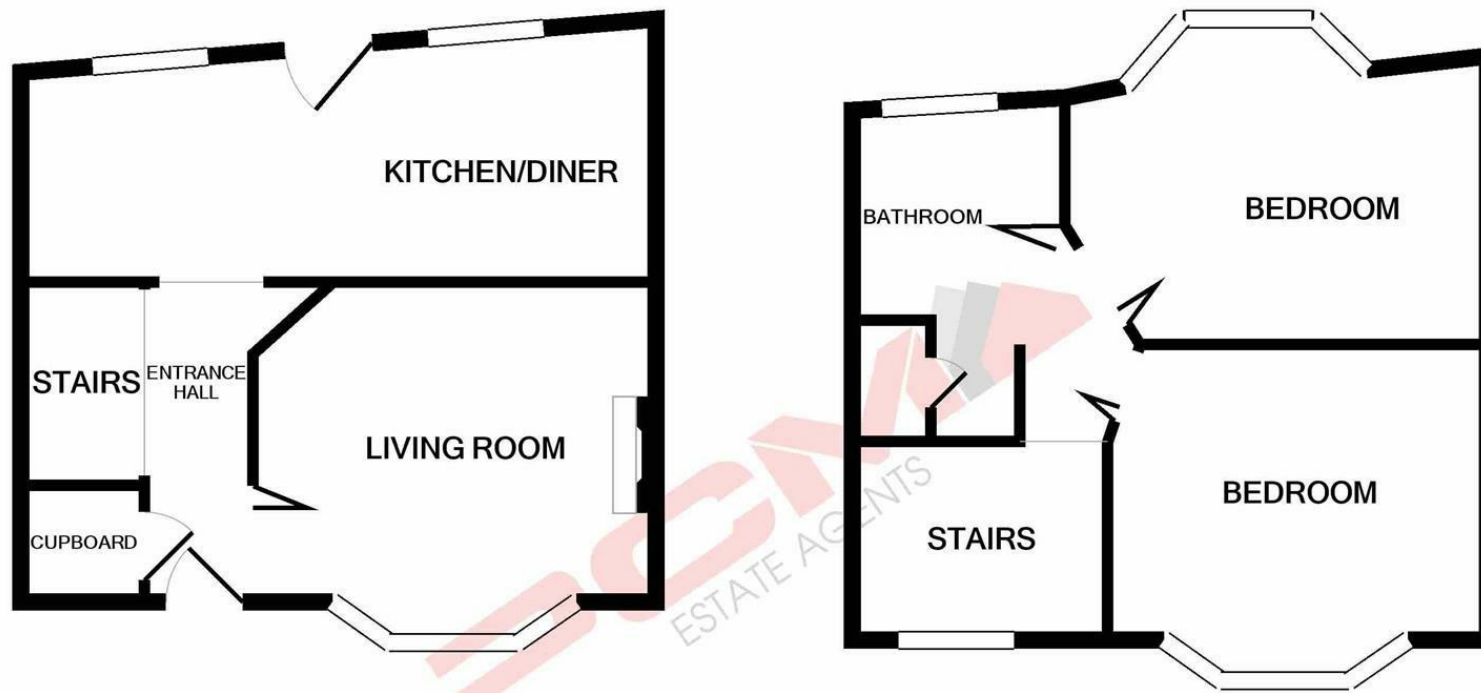
### **REAR GARDEN**

Beautifully presented, private and secluded courtyard style garden enjoying a sunny aspect, predominantly laid with decking, providing ample space for seating and entertaining. The top tier of the garden is currently accessible via stand alone step ladder and currently has a large shed/ workshop. The garden also features a gate providing side access.









GROUND FLOOR

1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>91</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>60</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		
EU Directive 2002/91/EC		