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Offers In Excess Of £260,000

PCM Estate Agents are delighted to offer an opportunity to purchase this THREE BEDROOM, TWO RECEPTION ROOM, SEMI DETACHED HOME occupying a CORNER PLOT with GENEROUS GARDENS to the FRONT, REAR and SIDE.

Offered to the market CHAIN FREE with spacious accommodation throughout comprising an entrance hallway, lounge, SEPARATE DINING ROOM, kitchen, first floor landing, THREE GOOD SIZED BEDROOMS and a family bathroom. Externally the property boasts a FAMILY FRIENDLY REAR GARDEN which extends to a GOOD SIZE to the REAR AND SIDE and also features a decked area ideal for seating and entertaining.

Located within this popular residential region of St Leonards, within easy reach of local schooling and considered to be an IDEAL FAMILY HOME. Please call now to arrange your immediate viewing to avoid disappointment.

PRIVATE FRONT DOOR

Leading to:

ENTRANCE HALLWAY

Storage cupboard, double glazed obscured window to side aspect, stairs rising to first floor accommodation, under stairs storage cupboard, wall mounted thermostat control, radiator.

LOUNGE

12'11 x 9' max (3.94m x 2.74m max)

Double glazed window to front aspect, radiator, telephone and telephone points.

DINING ROOM

12'3 max x 10'10 max (3.73m max x 3.30m max)

Double glazed window to rear aspect, radiator, television and telephone points.

KITCHEN

9'1 x 8'4 (2.77m x 2.54m)

Comprising a range of eye and base level units with worksurfaces over, stainless steel inset sink with mixer tap, under counter space for appliances, wall mounted gas fired boiler, double glazed window and door to side aspect leading out to the garden.

FIRST FLOOR LANDING

Loft hatch, double glazed window to side aspect.

BEDROOM

10'11 x 10'7 (3.33m x 3.23m)

Double glazed window to rear aspect, radiator.

BEDROOM

11'6 x 10'9 (3.51m x 3.28m)

Double glazed window to front aspect, radiator.

BEDROOM

8' max 7'9 max (2.44m max 2.36m max)

Double glazed window to front aspect, radiator.

BATHROOM

8'5 x 5'10 (2.57m x 1.78m)

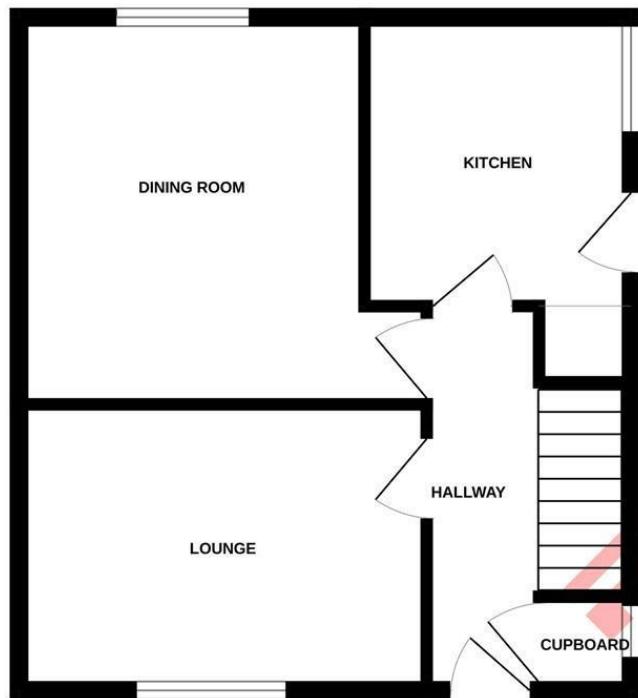
Panelled bath with mixer tap and shower attachment with shower screen, wash hand basin, wc, radiator, extractor fan, double glazed obscured windows to side and rear aspects.

GARDEN

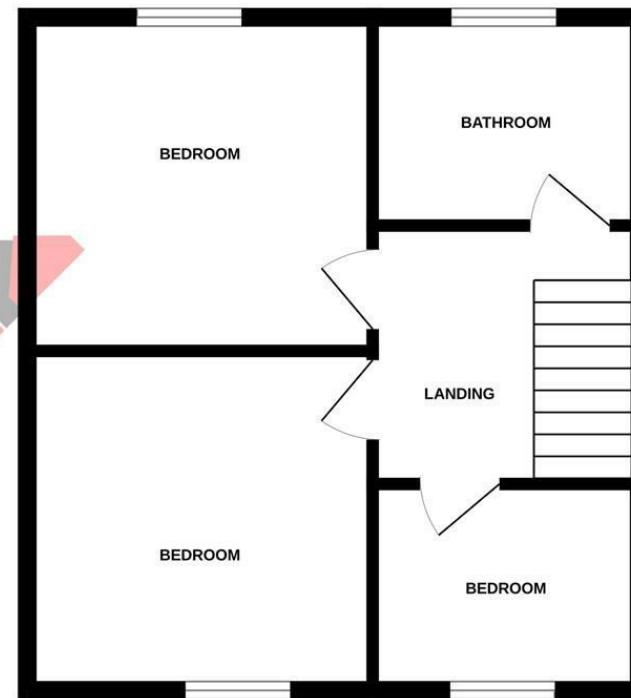
Private and family friendly, extending to a good size to both the side and rear, mainly laid to lawn and featuring a decked area ideal for seating and entertaining, enclosed fenced boundaries, side access to the front of the property.



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	87	
(81-91)	B	71	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England & Wales			

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			
EU Directive 2002/91/EC			
England & Wales			

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.