



ESTATE AGENTS

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Offers In The Region Of £275,000

PCM Estate Agents are delighted to offer for sale this deceptively spacious THREE BEDROOM SEMI-DETACHED FAMILY HOME located in a popular region of St Leonards, within easy reach of local schooling.

The property is considered an IDEAL FAMILY HOME and boasts SPACIOUS ACCOMODATION throughout comprising a porch, entrance hallway, 20ft DUAL ASPECT LIVING ROOM, separate DINING ROOM, kitchen, 16ft STORE ROOM plus UTILITY ROOM and downstairs SHOWER ROOM. To the first floor there are THREE GOOD SIZED BEDROOMS and a family bathroom. Externally the property enjoys a PRIVATE FAMILY FRIENDLY REAR GARDEN providing ample space for seating and entertaining.

Located within easy reach of local schooling and good public transport links into Silverhill and Hastings town centre. Viewing comes highly recommended for those seeking a spacious family home.

Please call PCM Estate Agents now to arrange your immediate viewing to avoid disappointment.

PRIVATE FRONT DOOR

Leading to:

ENTRANCE PORCH

Door leading to utility/ storage room and further door to:

ENTRANCE HALLWAY

Stairs rising to the first floor accommodation, under stairs storage area, built in storage cupboard, radiator, door to:

LIVING ROOM

20' x 12'6" narrowing to 9'3" (6.10m x 3.81m narrowing to 2.82m)

Dual aspect living room with double glazed window to front aspect, double glazed French doors to rear aspect leading out to the garden, radiator, doorway to:

DINING ROOM

13'1" x 6'10" (3.99m x 2.08m)

Double glazed window to rear aspect, double glazed door to rear aspect leading out to the garden, radiator, doorway to:

KITCHEN

11'9" x 7'9" (3.58m x 2.36m)

Comprising a range of eye and base level units with worksurfaces over, four ring gas hob with extractor above, integrated oven and grill, space and plumbing for dishwasher, stainless steel inset sink with mixer tap, radiator, double glazed window to rear aspect, door to:

STORE ROOM

16'4" x 3'9" (4.98m x 1.14m)

Providing ample storage space with window to front aspect, radiator, return door to entrance porch.

UTILITY ROOM

6' x 5'5" (1.83m x 1.65m)

Base level units, worksurfaces, space and plumbing for washing machine, space for tumble dryer, wall mounted gas fired boiler.

DOWNSTAIRS SHOWER ROOM

Shower, wc, wash hand basin.

FIRST FLOOR LANDING

Built in storage cupboard.

BEDROOM

12'7" x 11' (3.84m x 3.35m)

Double glazed window to rear aspect, radiator.

BEDROOM

12'7" x 8'8" (3.84m x 2.64m)

Two double glazed windows to front aspect, radiator.

BEDROOM

9'10" x 6'7" (3.00m x 2.01m)

Double glazed window to rear aspect, radiator.

BATHROOM

Panelled bath with mixer tap and shower attachment, dual flush wc, wash hand basin, chrome ladder style radiator, built in storage cupboard, double glazed obscured window to front aspect.

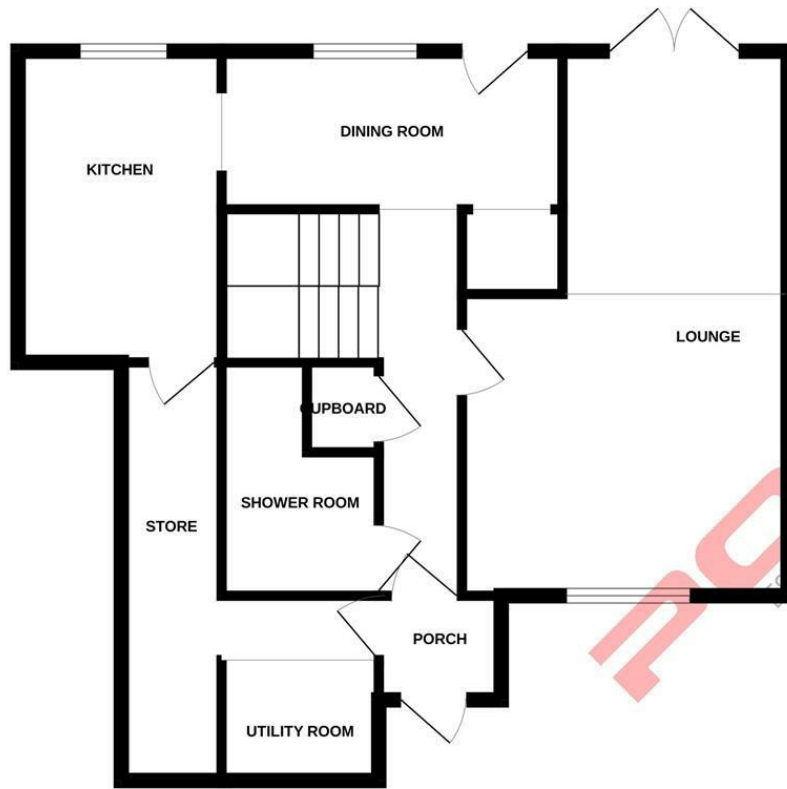
REAR GARDEN

Private and enclosed, laid with a mixture of patio and decking, providing ample space for seating and entertaining, enclosed fenced boundaries, outside storage shed/ workshop.

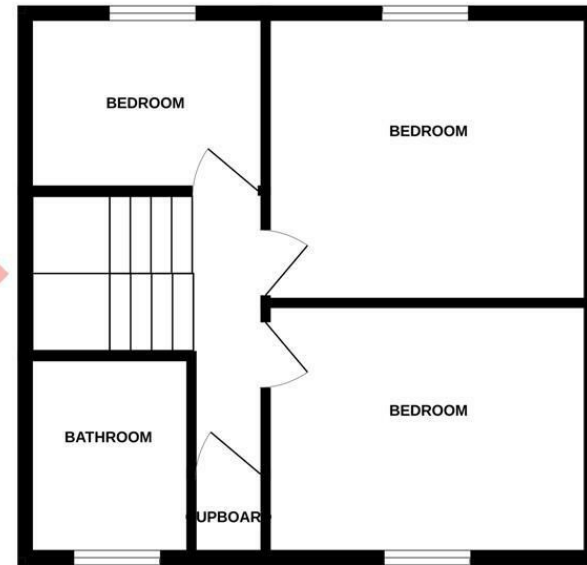
Council Tax Band: B



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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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) 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		