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Offers In Excess Of £425,000

A RARE OPPORTUNITY has arisen to acquire this TWO BEDROOM plus LOFT ROOM PERIOD HOME with OFF ROAD PARKING, offered to the market CHAIN FREE. Located on this highly sought-after and VIBRANT ROAD in the heart of central St Leonards, with its range of boutique shops, bars and restaurants, whilst also being a stones throw from St Leonards seafront and Warrior Square with its mainline railway station.

This CHARMING PROPERTTY offers well-presented and spacious accommodation throughout comprising an entrance hall, LOUNGE open plan to DINING ROOM which leads out to the garden, kitchen and bathroom, whilst to the first floor are TWO DOUBLE BEDROOMS with the master enjoying access to a LOFT ROOM that could be utilised as further living/ storage space. Externally, the property enjoys an ENCLOSED COURTYARD STYLE GARDEN, ideal for al-fresco dining, whilst to the front there is a DRIVEWAY and an area of front garden.

The property forms part of this RARELY AVAILABLE PERIOD TERRACE and is offered to the market CHAIN FREE. Please call PCM Estate Agents now to arrange your immediate viewing to avoid disappointment.

PRIVATE FRONT DOOR

Leading to:

ENTRANCE HALLWAY

Stairs rising to first floor accommodation, under stairs storage area and built in shelving, door leading to:

DINING ROOM

9'11 x 9'7 (3.02m x 2.92m)

Double doors to rear aspect leading out to the garden, feature fire surround, radiator, open plan to:

LOUNGE

12'9 x 11'2 (3.89m x 3.40m)

Feature fire surround, sash window to front aspect, radiator.

KITCHEN

8'4 x 6' (2.54m x 1.83m)

Comprising a range of eye and base level units with worksurfaces over, space

for cooker with extractor above, stainless steel inset sink with mixer tap, space and plumbing for washing machine, space for fridge freezer, wall mounted gas fired boiler, door to:

BATHROOM

6'6 x 5'11 (1.98m x 1.80m)

Panelled bath with mixer tap and shower attachment, shower screen, dual flush wc, wash hand basin, built in shelving, stain glass window to side aspect.

FIRST FLOOR LANDING

Sash window to rear aspect.

BEDROOM

14'6 max x 13'1 max (4.42m max x 3.99m max)

Feature fire surround, sash window to front aspect, radiator, staircase leading to loft room.

BEDROOM

10' x 9'8 (3.05m x 2.95m)

Feature fire surround, window to rear aspect, radiator.

LOFT ROOM

14'6 x 11'8 (4.42m x 3.56m)

Restricted head height, Velux window to front aspect enjoying a partial sea view, lighting and power. This room is considered ideal for further living/ storage space.

COURTYARD

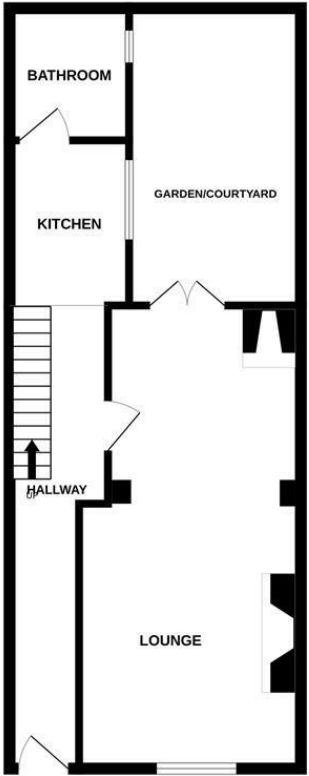
Private and enclosed, accessed via the dining room, ideal for al-fresco dining with ample space for table and chairs.

OUTSIDE - FRONT

Driveway providing off road parking, pathway leading to the property, front garden with flowerbed and an area of gravel providing a further seating space.



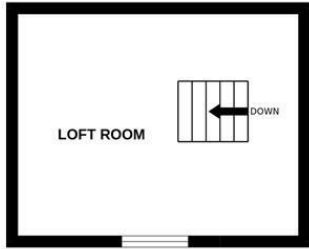
GROUND FLOOR



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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