



ESTATE AGENTS

27, Towerscroft Avenue, St. Leonards-On-Sea, TN37 7JB

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Price £270,000

PCM Estate Agents are delighted to present to the market an opportunity to secure this CHAIN FREE TWO BEDROOM TERRACED CHALET STYLE PROPERTY, located on this incredibly sought-after road within St Leonards.

The property offers well-proportioned accommodation arranged over two floors comprising an entrance hall, LOUNGE-DINING ROOM, kitchen, CONSERVATORY, ground floor BEDROOM and SHOWER ROOM. To the first floor there is a further BEDROOM with built in wardrobe, along with access to two eaves storage points, located to the front and rear.

Situated within easy reach of local amenities within Little Ridge, and also bus routes providing access to the town centre and seafront.

Please call the owners agents to arrange your viewing and avoid disappointment.

PRIVATE FRONT DOOR

Opening to:

ENTRANCE HALL

Stairs rising to the first floor, under stairs storage cupboard housing the electric consumer unit and meter, electric storage heater, door opening to:

LOUNGE-DINER

16'3 x 10'6 (4.95m x 3.20m)

Electric storage heater, electric feature fireplace with surround, double glazed window to front aspect with sliding door opening to:

KITCHEN

9'5 x 8'8 (2.87m x 2.64m)

Comprising a range of eye and base level units, space for freestanding electric cooker, space and plumbing for washing machine, space for tall fridge freezer, inset sink with mixer tap, double glazed window to rear aspect, door to:

CONSERVATORY

9'9 x 6'2 (2.97m x 1.88m)

Double glazed windows to side and rear aspects, sliding door opening to the rear garden.

BEDROOM

12'5 x 9'6 (3.78m x 2.90m)

Built in under stairs storage cupboard, electric storage heater, double glazed window to rear aspect.

SHOWER ROOM

Shower cubicle, wash hand basin, separate wc, tiled walls, frosted double glazed window to front aspect.

FIRST FLOOR LANDING

Loft hatch, storage cupboard housing the hot water cylinder, additional shelved storage, door providing access to eaves storage with lighting, doors to:

MASTER BEDROOM

14'1 max x 13'5 narrowing to 9'5 (4.29m max x 4.09m narrowing to 2.87m)

Built in wardrobe with hanging space, door to eaves storage with power and lighting, electric storage heater, double glazed window to front aspect.

OUTSIDE - FRONT

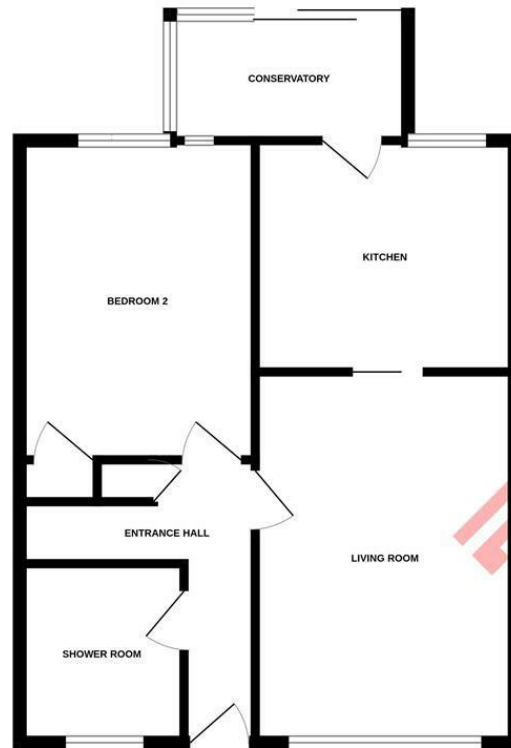
Area of lawn, footpath providing access to the front door.

REAR GARDEN

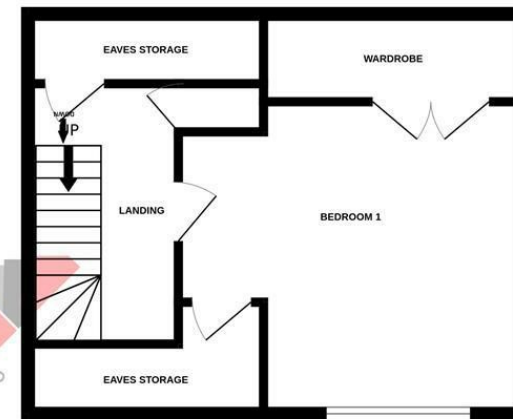
Patio area, further area of lawn, planted trees and shrubs. The garden is in need of some maintenance, however benefits from fenced boundaries and gated rear access.



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		
(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	

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.