



ESTATE AGENTS

25, Heron Close, St. Leonards-On-Sea, TN38 8DX

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Offers In Excess Of £270,000

PCM Estate Agents are delighted to present to the market an opportunity to secure this exceptionally well-presented, MODERN, END OF TERRACED TWO DOUBLE BEDROOMED HOUSE conveniently located in this quiet cul-de-sac within West St Leonards. The property has a GOOD SIZED LANDSCAPED GARDEN and OFF ROAD PARKING to the front with ELECTRIC CHARGING PORT for a vehicle.

Accommodation is arranged over two floors and comprises an entrance hall, lounge, MODERN KITCHEN-DINER, upstairs landing, TWO DOUBLE BEDROOMS and a MODERN BATHROOM. Modern comforts include gas fired central heating and double glazing.

Located close to local popular schooling establishments and within reach of popular walks in Combe Valley Country Park. Also within reach of West St Leonards railway station and St Leonards seafront and promenade.

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

PART DOUBLE GLAZED FRONT DOOR

Leading to;

ENTRANCE HALL

Enclosed, door to;

LOUNGE

16' max x 12'8 max (4.88m max x 3.86m max)

Double glazed window to front aspect, staircase rising to upper floor accommodation with cupboard under stairs, door to;

KITCHEN-DINER

12'7 x 8'11 (3.84m x 2.72m)

Double glazed window to rear aspect, part tiled walls, stainless steel inset sink with stainless steel mixer tap over, range of high gloss modern base units comprising cupboards and drawer set beneath working surfaces, matching wall units over, stainless steel chimney style cooker hood over stainless steel single oven, plumbing for washing machine, wall mounted gas boiler, radiator, part double glazed door opening to rear garden, return door to lounge.

FIRST FLOOR LANDING

Trap hatch to loft space.

BEDROOM ONE

12'8 max x 9' (3.86m max x 2.74m)

Double glazed window to rear aspect, radiator, built in wardrobe, airing cupboard with hot water cylinder and immersion heater, return door to landing.

BEDROOM TWO

12'8 x 6'8 (3.86m x 2.03m)

Double glazed window to front aspect, radiator, return door to landing.

BATHROOM

Modern white suite comprising panelled bath with mixer spray attachment and fitted shower screen, wash hand basin set into vanity unit beneath with cupboards and drawers, low level wc, fitted mirror fronted cabinet, extractor, heated towel rail/ radiator, return door to landing.

FRONT GARDEN

Driveway providing off road parking with shrubs and slate chippings, area of decking, electric charging port.

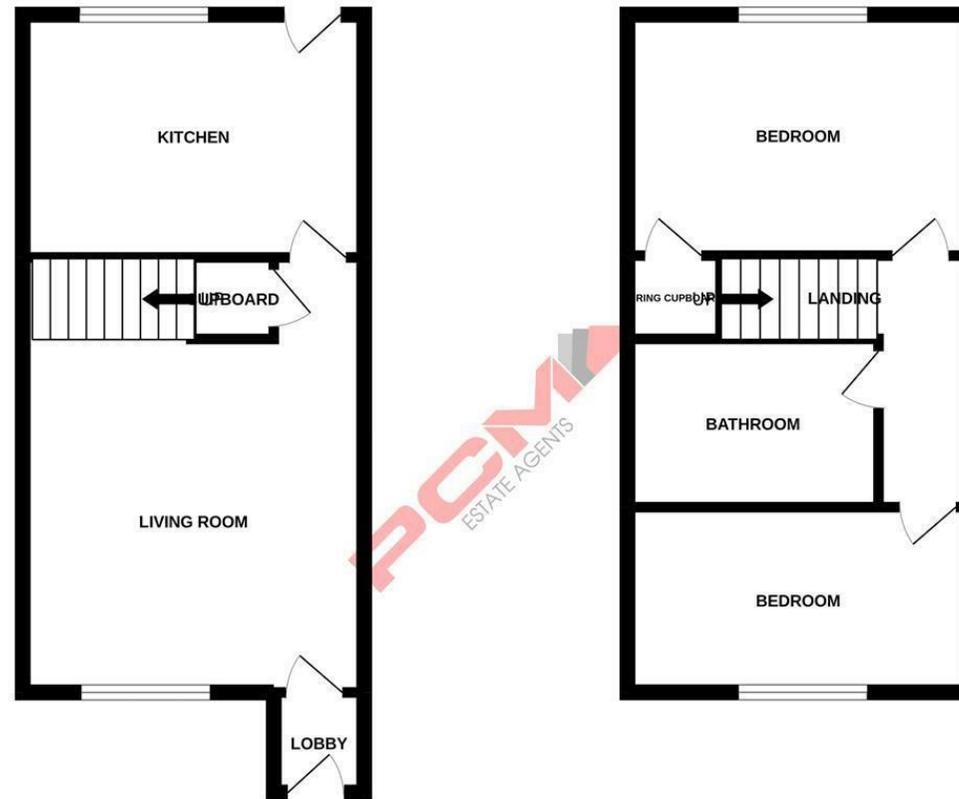
REAR GARDEN

With steps down to area pf patio leading to gardens laid to lawn, outside tap, enclosed by fencing with trees and shrubs, side access and shed.



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			86
(81-91) B			
(69-80) C			
(55-68) D		59	
(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	