







PCM
ESTATE AGENTS

7, Little Ridge Avenue, St. Leonards-On-Sea, TN37 7LR

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Offers In Excess Of £225,000

PCM Estate Agents welcome to the market this CHAIN FREE TWO BEDROOM END-TERRACED HOUSE, located within Little Ridge, having gas fired central heating, double glazing, PARKING FOR TWO VEHICLES and an ENCLOSED PRIVATE GARDEN.

The property has been RECENTLY DECORATED and offers BRIGHT and well-presented accommodation comprising an entrance hall, LOUNGE-DINER, MODERN KITCHEN, upstairs landing, TWO BEDROOMS and a bathroom.

Located within easy reach of amenities within the area, including popular schooling establishments and bus routes.

Viewing comes highly recommended, please call the owners agents now to book your viewing and avoid disappointment.

DOUBLE GLAZED FRONT DOOR
Opening to:

ENTRANCE HALL
Stairs rising to the first floor accommodation, door to:

LOUNGE-DINING ROOM
13'4 x 11'9 (4.06m x 3.58m)
Carpeted, radiator, telephone point, wall mounted thermostat control for gas fired central heating, under stairs storage cupboard, double glazed box bay window to front aspect, open plan to:

KITCHEN
11'9 x 8'1 (3.58m x 2.46m)
Modern and built with a matching range of eye and base level cupboards and drawers with worksurfaces over and tiled splashbacks, electric hob with oven below and cooker hood over, inset drainer-sink unit with mixer tap, all mounted Worcester boiler, space and plumbing for washing machine, space for fridge freezer, radiator, double glazed window and French doors to rear aspect with views and access onto the garden.

FIRST FLOOR LANDING
Loft hatch, doors opening to:

BEDROOM
12'2 x 12' narrowing to 8'6 (3.71m x 3.66m narrowing to 2.59m)
Radiator, airing cupboard housing immersion heater, two double glazed windows to front aspect with far reaching views over St Leonards.

BEDROOM
9'4 x 5'8 (2.84m x 1.73m)
Radiator, double glazed window to rear aspect.

BATHROOM
Panelled bath with wash hand basin, low level wc, electric shower over bath, radiator, part tiled walls, double glazed obscured glass window to rear aspect.

REAR GARDEN
Enclosed and laid to lawn with patio, fenced boundaries and gated side access.

PARKING
Two allocated spaces located at the rear of the property.

Council Tax Band: B



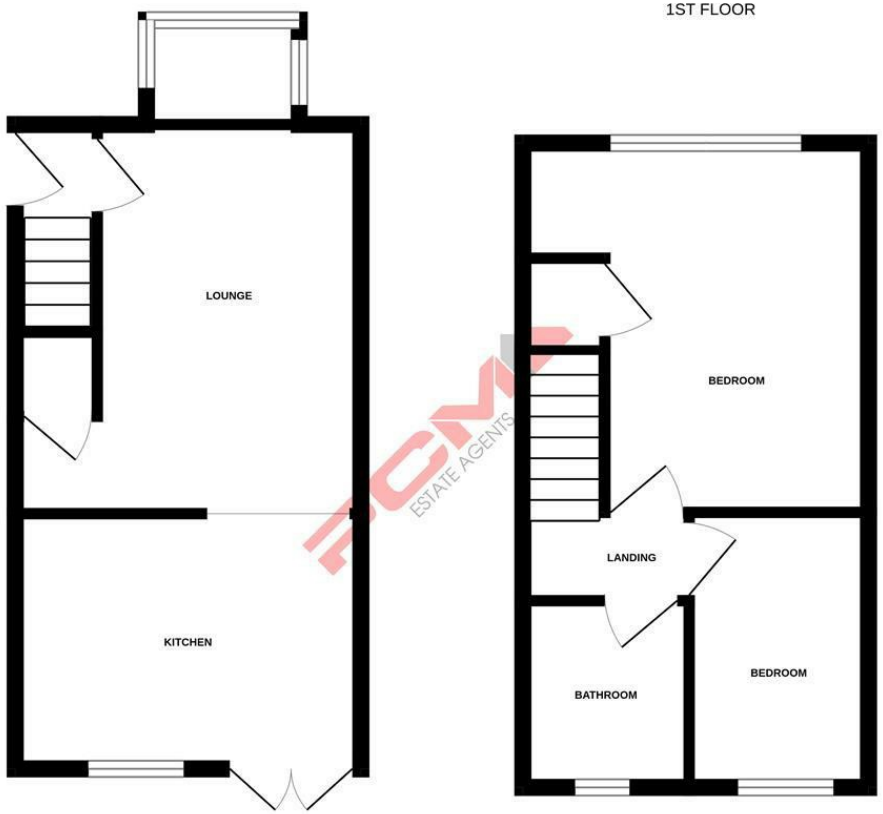




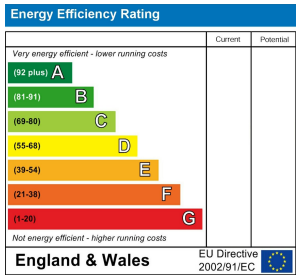


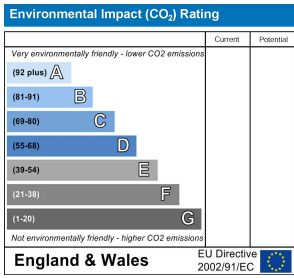
GROUND FLOOR

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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