



6, Downey Close, St. Leonards-On-Sea, TN37 7LJ

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Price £275,000

PCM Estate Agents are delighted to present to the market an opportunity to acquire this THREE BEDROOMED TERRACED HOUSE located on this sought-after street within St Leonards, offering modern comforts including gas fired central heating, double glazing.

The property offers well-proportioned accommodation over two floors comprising an entrance hall, DOWNSTAIRS WC, LOUNGE-DINER, MODERN KITCHEN, RECEPTION ROOM/ BAR with access and views over the garden, upstairs landing, THREE BEDROOMS and a bathroom with separate shower.

Conveniently positioned within easy reach of popular schooling establishments and nearby amenities within Little Ridge. Viewing comes highly recommended, please call the owners agents now to book your viewing to avoid disappointment.

DOUBLE GLAZED FRONT DOOR

Opening to:

PORCH

Ample space for hanging coats and storing shoes, wood laminate flooring, double glazed windows wither side of the door allowing natural light to flood into the room, wooden partially glazed door opening to:

ENTRANCE HALL

Stairs rising to upper floor accommodation, radiator, wood laminate flooring, doors opening to:

DOWNSTAIRS WC

Low level wc, vanity enclosed wash hand basin with chrome mixer tap, tile effect laminate flooring, extractor fan for ventilation, coving to ceiling.

LOUNGE-DINING ROOM

19'5 x 12'2 (5.92m x 3.71m)

Radiator, fireplace, wood laminate flooring, double glazed window to front aspect, double opening doors to the rear extension which is currently utilised as a bar room, open plan to:

KITCHEN

13'3 x 10'9 (4.04m x 3.28m)

Modern and built with a matching range of eye and base level cupboards and drawers with complimentary worksurfaces over and tiled splashback, four ring Lamona hob with oven below and extractor over, inset one & ½ bowl ceramic drainer-sink with mixer tap, space and plumbing for washing machine, space for tall fridge freeze, return door to entrance hall, under stairs storage cupboard, double glazed window to rear aspect with views onto the garden.

RECEPTION/ BAR ROOM

9'3 x 8'2 (2.82m x 2.49m)

Wood laminate flooring, partially wood panelled walls, fitted bar with stone countertop and shelving set beneath, radiator, double glazed windows to side and rear elevations, double glazed French doors opening to garden.

FIRST FLOOR LANDING

Loft hatch providing access to loft space, coving to ceiling, large storage cupboard.

BEDROOM

12'3 x 10'3 (3.73m x 3.12m)

Built in fitted wardrobe with mirrored sliding doors, radiator, wood laminate flooring, double glazed window to front aspect having pleasant far reaching views over St Leonards and Hastings, and to the sea.

BEDROOM

10'9 x 9'8 (3.28m x 2.95m)

Wood laminate flooring, built in wardrobes with mirrored sliding doors, radiator, built in sleeper bed, double glazed window to front aspect with far reaching views over St Leonards, towards Hastings and to the sea.

BEDROOM

9' x 8'8 (2.74m x 2.64m)

Wood laminate flooring, radiator, built in cupboard with storage space also housing the wall mounted boiler, radiator, double glazed window to rear aspect with views onto the garden.

BATHROOM

Panelled bath with mixer tap and shower attachment, large walk in shower enclosure having fitted shower with waterfall style shower head and further hand-held shower attachment, concealed cistern dual flush low level wc, vanity enclosed wash hand basin, ladder style heated towel rail, part tiled walls, double glazed obscured glass window to rear aspect.

REAR GARDEN

Low-maintenance with a decked patio abutting the property and opening up onto a section of artificially laid lawn with a summer house/ workshop, walled and fenced boundaries, outside water tap and lighting.

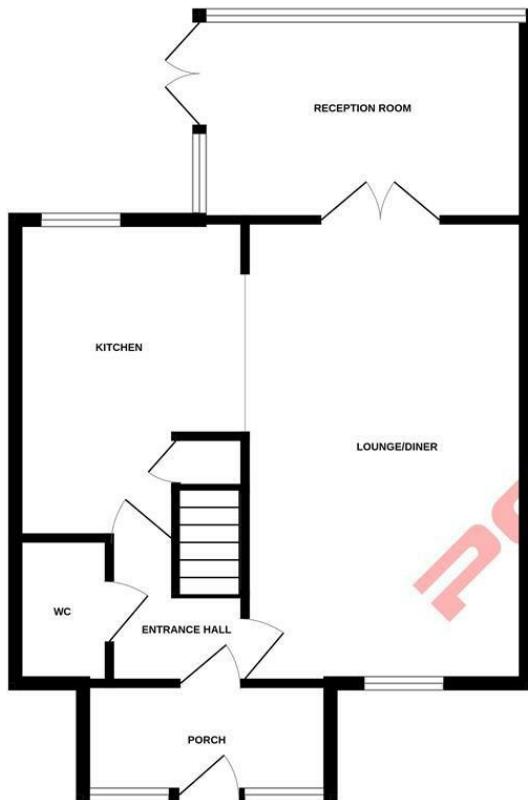
OUTSIDE - FRONT

Low-maintenance with a block paved path with steps leading to the front door, sections of artificially laid lawn, fenced boundaries and gated access to path leading to the front door.

Council Tax Band: B



GROUND FLOOR



1ST FLOOR



PCM
ESTATE AGENTS

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	83	
(81-91)	B	69	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A	83	
(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			
EU Directive 2002/91/EC			