



ESTATE AGENTS

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Offers In Excess Of £300,000

PCM Estate Agents are delighted to present to the market an opportunity to secure this FIVE BEDROOM TERRACED HOUSE conveniently positioned on this sought-after road within St Leonards, with a GOOD SIZED GARDEN, POTENTIAL FOR OFF ROAD PARKING subject to consents to lower the kerb, gas central heating and double glazing.

The adaptable accommodation is arranged over three floors comprising a spacious entrance hall, DOWNSTAIRS WC, lounge, separate DINING ROOM, kitchen, first floor landing, FOUR BEDROOMS and a FAMILY BATHROOM, with an additional BEDROOM and SHOWER ROOM to the second floor. The GARDEN is a DELIGHTFUL FEATURE being family friendly with patio and section of lawn.

Situated within easy reach of popular schooling establishments and nearby amenities, please call the owners agents now to book your viewing.

DOUBLE GLAZED FRONT DOOR

Opening to:

ENTRANCE HALL

Spacious with stairs rising to upper floor accommodation, under stairs storage cupboards, tiled flooring, radiator, coving to ceiling, window to front aspect, doors to:

LIVING ROOM

13'3 x 12'9 (4.04m x 3.89m)

Wood laminate flooring, coving to ceiling, television point, door to dining room, double glazed sliding patio doors providing outlook and access to the garden.

KITCHEN

10'2 x 10'9 narrowing to 8'8 (3.10m x 3.28m narrowing to 2.64m)

Modern and built with a matching range of eye and base level cupboards and drawers with worksurfaces over, space for gas cooker, inset one & ½ bowl drainer-sink unit with mixer tap and tiled splashback, tiled flooring, space and plumbing for washing machine and dishwasher, large pantry style cupboard, wall mounted cupboard concealed boiler, door to side lobby, door to:

DINING ROOM

11'8 x 9'1 (3.56m x 2.77m)

Continuation of the tiled flooring, coving to ceiling, space for tall fridge freezer, double glazed French doors to rear aspect.

SIDE LOBBY

Providing access to downstairs wc and a double glazed door to side elevation.

DOWNSTAIRS WC

Low level wc, double glazed pattern glass window to side aspect.

FIRST FLOOR LANDING

Door to inner landing with stairs rising to the second floor, storage cupboard, doors opening to:

BEDROOM

13'9 x 9' (4.19m x 2.74m)

Double glazed window to front aspect.

BEDROOM

14' x 9'5 (4.27m x 2.87m)

Storage cupboard, two double glazed windows to front aspect.

BEDROOM

10'5 x 5'8 (3.18m x 1.73m)

Double glazed window to front aspect.

BEDROOM

12'4 6'9 (3.76m 2.06m)

Recessed cupboard, double glazed window to rear aspect.

FAMILY BATHROOM

Panelled bath with mixer tap and shower over bath, glass shower screen, pedestal wash hand basin, dual flush low level wc, part tiled walls, tiled flooring, chrome ladder style heated towel rail, double glazed pattern glass window to front aspect.

SECOND FLOOR LANDING

Built in cupboard, Velux window to front aspect, door to:

MASTER BEDROOM

11'8 x 10'9 (3.56m x 3.28m)

Fitted wardrobes, down lights, window to front and rear elevations.

SHOWER ROOM

Low level wc, wash hand basin, shower unit with electric shower, partly tiled walls, wood laminate flooring, extractor fan for ventilation, down lights, Velux window to front aspect.

OUTSIDE - FRONT

Block paved area providing potential for off road parking, subject to the relevant planning consents to lower the kerb.

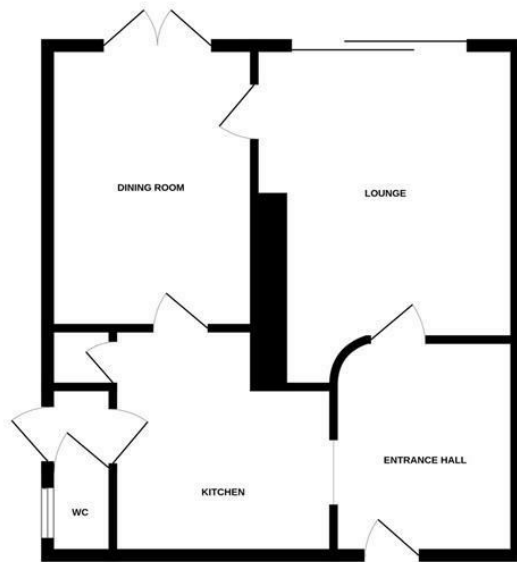
REAR GARDEN

Stone patio abutting the property, few steps up onto a section of lawn, further decked patio, wooden pergola, established planted borders, wooden shed, raised pond and gated side access.

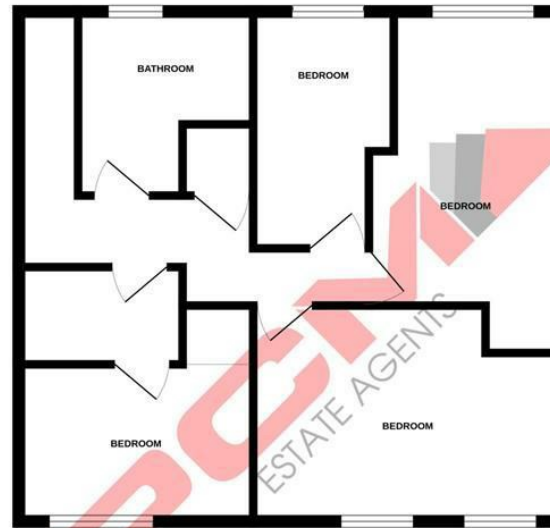
Council Tax Band: C



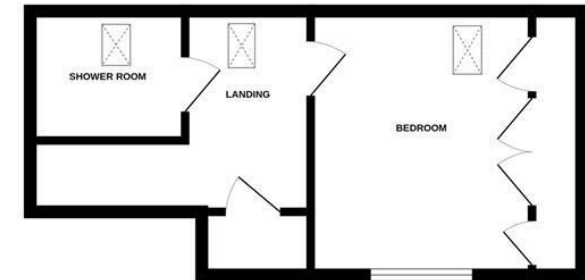
GROUND FLOOR



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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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		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92 plus) A			(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
England & Wales	EU Directive 2002/91/EC		England & Wales
			EU Directive 2002/91/EC