PCM ESTATE AGENTS

2 High Beech Cottages, High Beech Close, St. Leonards-On-Sea, TN37 7BZ

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Price £345,000

PCM Estate Agents welcome to the market an opportunity to acquire this VICTORIAN TWO BEDROOM TERRACED PROPERTY, conveniently positioned on the outskirts of St Leonards, tucked away in a quiet cul-de-sac location with SECLUDED FRONT AND REAR GARDENS, GARAGE and PARKING.

This CHARMING OLDER STYLE HOME offers well-appointed and well-proportioned accommodation over two floors comprising an IMPRESSIVE OPEN PLAN LOUNGE-DINING ROOM with OPEN FIREPLACE, kitchen, upstairs landing, TWO BEDROOMS and a bathroom. The home offers a PERFECT BLEND OF INDOOR & OUTDOOR LIVING, this lovely home has FRONT AND REAR GARDENS that are incredibly private and secure, offering ample outdoor space for the garden enthusiast or easting al-fresco.

The property is approached via a gate to the side of the garage, with a path leading to the secure front garden. There is a canopied patio area from which you can access the kitchen and in turn the lounge-dining room. From the lounge-dining room there is a lawned garden. The property offers modern comforts including gas central heating and double glazing.

Situated within easy reach of access roads to nearby Battle, Hastings and Bexhill, as well as being close to Bannatynes gym and popular schooling establishments within the area. Just a few miles away is Battle's railway station, providing direct links to London.

Viewing comes highly recommended, please call the owners agents now to book your appointment.

PRIVATE FRONT DOOR
Leading to:

KITCHEN
15'2 x 8'8 (4.62m x 2.64m)
Fitted with a matching range of eye and base level cupboards and drawers with solid wood worktops and matching upstands over, five ring gas hob with extractor over and waist level double oven and grill, space for tall fridge freezer, space and plumbing for washing machine, high ceilings with original cornicing, built in storage radiator, wood flooring, built in cupboard, sash window to front aspect with views over the private and secluded front garden door opening to:

LOUNGE-DINING ROOM
18'2 into bay x 15' (5.54m into bay x 4.57m)
Light filled room having exposed wooden floorboards, high ceilings with cornicing, three double radiators, stone open fireplace with stone hearth, high skirting boards, television point, deep double glazed bay window with French doors opening out to the rear garden.

FIRST FLOOR LANDING
L shaped and spacious with radiator, loft hatch, large cupboard, doors opening to:

BEDROOM
15'6 narrowing to 9' x 14'6 into bay narrowing to 8'7 (4.72m narrowing to 2.74m x 4.42m into bay narrowing to 2.62m)
Light filled room with high ceilings and cornicing, high skirting boards, radiators, double glazed replacement sash window to rear elevation with views over the garden and surrounding area.

BEDROOM
10'3 x 9'4 (3.12m x 2.84m)
High ceiling with cornicing, high skirting boards, radiator, double glazed replacement sash window to front aspect with views over the front garden.

BATHROOM
Tiled flooring, part tiled walls, heated towel rail, bath with mixer tap and shower over, concealed cistern dual flush low level wc, vanity enclosed wash hand basin with mixer tap, wall mounted vanity unit, large wall mounted mirror, coving to ceiling, double glazed replacement sash window with obscured glass to front aspect for privacy.

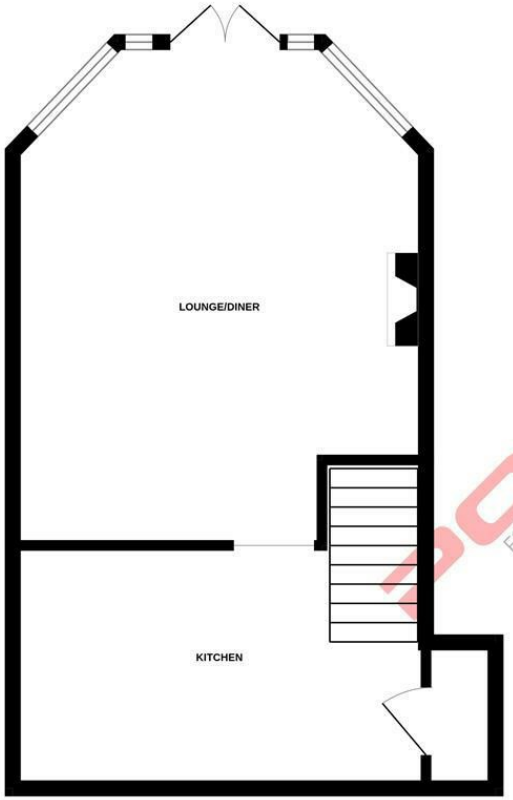
REAR GARDEN
Mainly laid to lawn, enclosed by fenced boundaries with sone planted areas and a wooden shed.

FRONT GARDEN
Unique with gated access to High Beech Close, leading to a private path taking you directly to the property. The path is laid with pea beach and opens up onto the front garden, having plants and a canopied patio area enclosed by fenced boundaries, offering a lovely and tranquil space to eat al-fresco and entertain, there is off road parking and a private door providing access to:

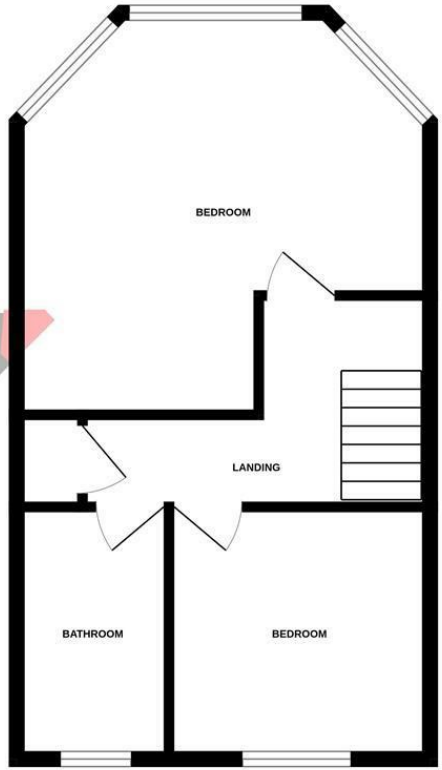
GARAGE
17'2 x 8' (5.23m x 2.44m)
Currently arranged as a gym with Velux window to side aspect, double glazed window to side and personal door to grounds, double opening doors to front.

Council Tax Band: C

GROUND FLOOR



1ST FLOOR



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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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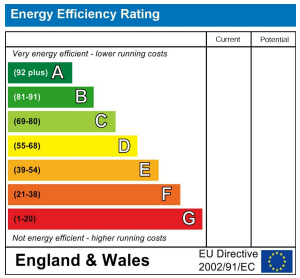

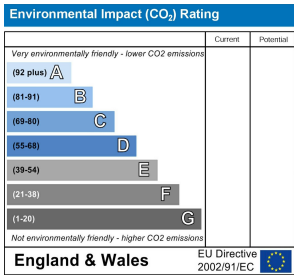

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