



ESTATE AGENTS

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Offers In The Region Of £225,000

PCM Estate Agents present to the market CHAIN FREE this TERRACED THREE BEDROOM HOUSE, conveniently positioned in a sought-after region of St Leonards, with an ENCLOSED REAR GARDEN and a GARAGE located in a block nearby.

Accommodation is arranged over two floors and comprises an entrance hall, LOUNGE-DINER, kitchen, upstairs landing, THREE BEDROOMS and bathroom. The property does REQUIRE UPDATING throughout, with no current fixed form of heating, although there is gas to the property and radiators in most rooms, however the heating system is not currently operational. To the rear of the property is a TERRACED REAR GARDEN in need of cultivation.

Conveniently positioned within easy reach of popular schools and nearby amenities. Viewing comes highly recommended, please call the owners agents now to avoid disappointment.

DOUBLE GLAZED FRONT DOOR

Opening into:

ENTRANCE HALL

Further wooden partially glazed door opening to:

LOUNGE-DINER

20'1 max x 15'7 max (6.12m max x 4.75m max)

Wall mounted thermostat control for gas fired central heating, wall mounted gas fire with tiled surround and tiled hearth, inset storage cupboard, door to:

KITCHEN-BREAKFAST ROOM

15'7 x 8'1 (4.75m x 2.46m)

Wall mounted cupboard, base level cupboard and drawers with worksurface over, inset drainer-sink unit with mixer tap, part tiled walls, space for electric cooker, space for breakfast table, radiator, larder style cupboard, further built in cupboard housing the gas meter, double glazed window and door to rear aspect with views and access onto the garden.

FIRST FLOOR LANDING

Loft hatch providing access to loft space, doors to:

BEDROOM

14'4 x 9'3 (4.37m x 2.82m)

Radiator, double glazed window to front aspect.

BEDROOM

13'8 x 9'6 (4.17m x 2.90m)

Radiator, airing cupboard housing immersion heater, double glazed window to rear aspect.

BEDROOM

10'7 x 6'2 (3.23m x 1.88m)

Measurement excludes the alcove. Radiator, double glazed window to front aspect.

BATHROOM

Panelled bath, pedestal wash hand basin, low level wc, part tiled walls, double glazed obscured glass window to rear aspect.

REAR GARDEN

Terraced with established planted borders, steps and path leading to the top of the garden with a wooden shed and rear gated access.

GARAGE

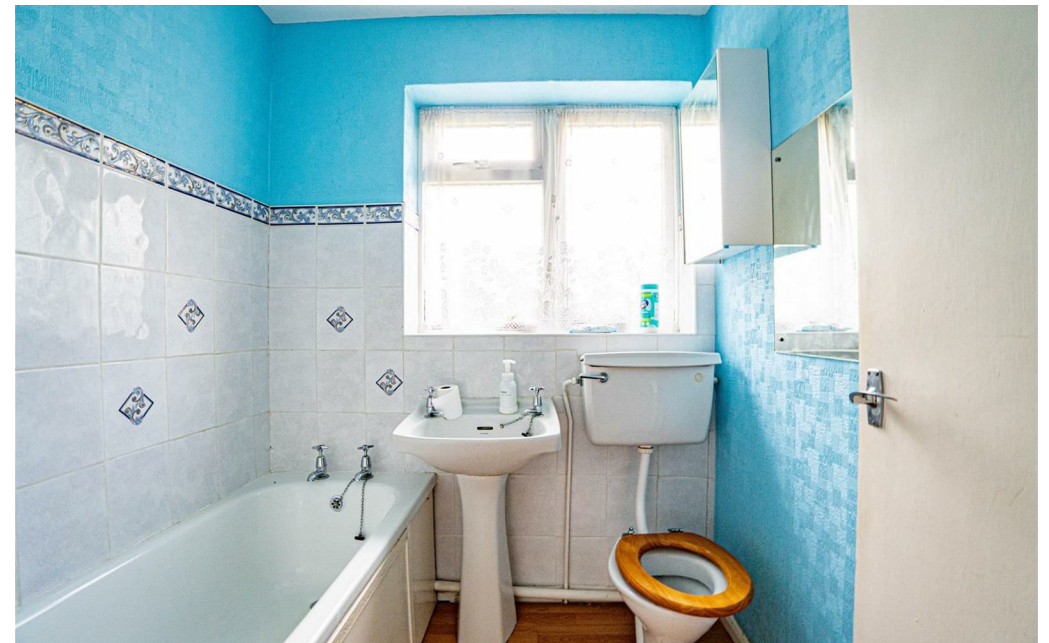
Located in a block.

OUTSIDE - FRONT

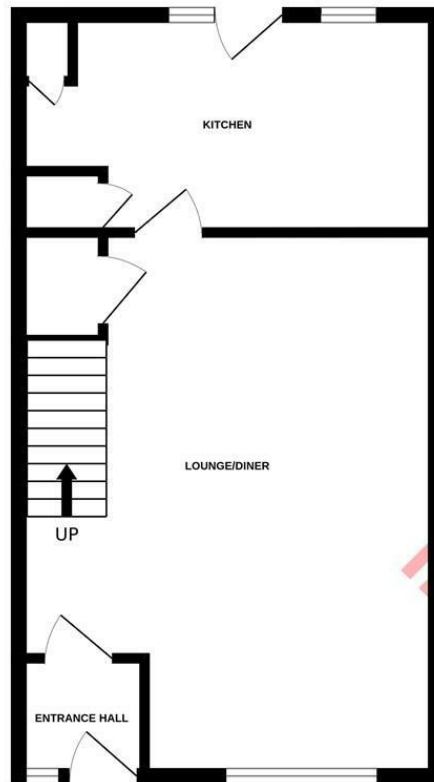
Few steps up with handrail, pathway leading to the front door, section of lawned front garden, areas ready for planting.

AGENTS NOTE

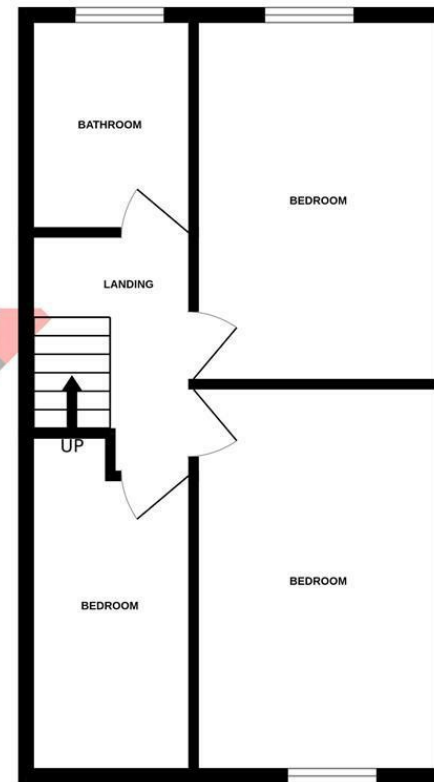
Whilst there is gas central heating installed, it is not operational and would need to be updated before use.



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