



ESTATE AGENTS

**29, Alfred Street, St. Leonards-On-Sea, TN38 0HD**

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**Price £335,000**

PCM Estate Agents are delighted to present to the market CHAIN FREE an opportunity to acquire this OLDER STYLE TERRACED TWO BEDROOM HOUSE positioned on this incredibly sought-after St Leonards street in the heart of central St Leonards.

Inside, the property offers accommodation arranged over two floors comprising an entrance hall, lounge, separate DINING ROOM, kitchen, upstairs landing, TWO GOOD SIZED DOUBLE BEDROOMS and a SHOWER ROOM. The property has gas fired central heating and double glazing but is IN NEED OF SOME MODERNISATION. The property also has the benefit of a LOW-MAINTENANCE COURTYARD STYLE GARDEN.

Located just a short stroll from a vast range of amenities including artisan shops, Warrior Square railway station with convenient links to London and also the seafront and promenade.

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

#### **DOUBLE GLAZED FRONT DOOR**

Opening onto:

#### **ENTRANCE HALL**

Stairs rising to upper floor accommodation, two radiators, wall mounted thermostat control for gas fired central heating, built in under stairs storage.

#### **LIVING ROOM**

12'5 x 10'4 (3.78m x 3.15m)

Double radiator, double glazed window to front aspect.

#### **DINING ROOM**

12'3 x 8'6 (3.73m x 2.59m )

Built in storage, radiator, double glazed window to rear aspect.

#### **KITCHEN**

12'10 x 8'4 (3.91m x 2.54m)

Part tiled walls, tiled flooring, double radiator, fitted with a matching range of eye and base level cupboards and drawers with worksurfaces over, space for gas cooker, space and plumbing for washing machine, space for tall fridge freezer,

inset double drainer stainless steel sink with mixer tap, double glazed window and door to side aspect, double glazed window to rear aspect.

#### **SPLIT LEVEL LANDING**

Loft hatch providing access to loft space.

#### **BEDROOM**

14'2 x 12'4 (4.32m x 3.76m)

Double radiator, two double glazed windows to front aspect.

#### **BEDROOM**

12'5 x 9'2 (3.78m x 2.79m)

Built in storage, double radiator, double glazed window to rear aspect.

#### **SHOWER ROOM**

Low level wc, pedestal wash hand basin, double radiator, large walk in shower, built in storage, part tiled walls, double glazed window to side aspect.

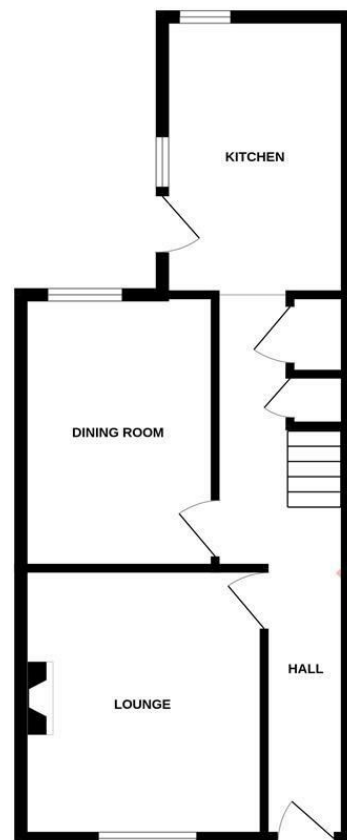
#### **GARDEN**

Courtyard style garden.

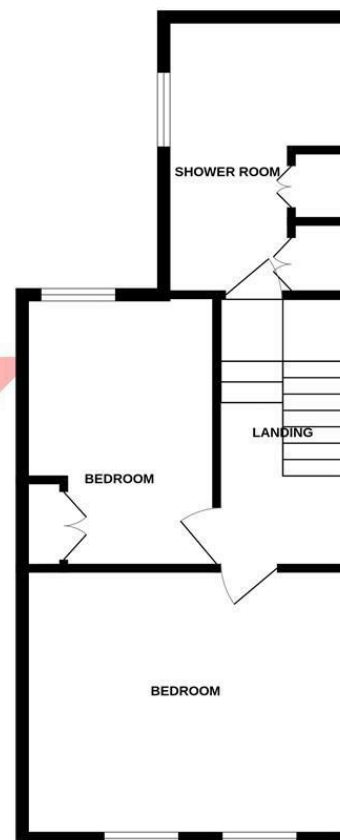




GROUND FLOOR



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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