



ESTATE AGENTS

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

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Price £269,950

PCM Estate Agents are delighted to present to the market an opportunity to secure this THREE BEDROOM MID-TERRACED FAMILY HOME with FRONT & REAR GARDENS, offered to the market CHAIN FREE.

Accommodation comprises an entrance porch leading to a MODERN KITCHEN-DINING ROOM, a separate lounge, CONSERVATORY, first floor landing, THREE WELL-PROPORTIONED BEDROOMS and a SHOWER ROOM. Additional benefits include gas fired central heating and double glazing.

Externally the property benefits from a DECKED FRONT GARDEN offering space for seating and potted plants, whilst to the rear there is a TIERED GARDEN with an area of patio providing the perfect space for outdoor dining and entertaining, and TWO AREAS OF ARTIFICIAL LAWN.

Situated in this highly sought-after residential location, this property is conveniently located within easy reach of bus routes providing access to the town centre. This home must be viewed to be fully appreciated.

Please contact the owners agents now to book your viewing and avoid disappointment.

PRIVATE FRONT DOOR

Opening to:

ENTRANCE PORCH

Space for coat and shoe storage, double glazed window to front aspect, double glazed door opening to:

KITCHEN-DINER

19'7 x 9'5 (5.97m x 2.87m)

Modern and comprising a range of eye and base level units, eye level electric oven, four ring gas hob with extractor above, inset sink with mixer tap, space and plumbing for slimline dishwasher and washing machine, space for American style fridge freezer, part tiled walls, wall mounted gas boiler, radiator, under stairs storage cupboard, space for dining table and chairs, stairs rising to the first floor, double glazed window to rear aspect and door opening to the rear garden, door to:

LOUNGE

19'5 x 11'9 (5.92m x 3.58m)

Two radiators, double glazed window to front aspect and double glazed patio doors opening to:

CONSERVATORY

11'4 x 8'4 (3.45m x 2.54m)

Double glazed windows to side and rear aspects, providing a pleasant outlook onto the garden, sliding patio doors providing access to the rear garden.

FIRST FLOOR LANDING

Loft hatch, radiator, doors to:

BEDROOM

11'9 x 10'4 (3.58m x 3.15m)

Radiator, double glazed window to front aspect.

BEDROOM

13'6 max x 8'9 (4.11m max x 2.67m)

Radiator, double glazed window to rear aspect.

BEDROOM

10'4 narrowing to 6'4 x 9'4 (3.15m narrowing to 1.93m x 2.84m)

Radiator, airing cupboard housing the hot water cylinder with additional shelving above, double glazed window to front aspect.

SHOWER ROOM

Double shower, wash hand basin with storage below and mixer tap, low level fuel flush wc, chrome heated towel rail, part tiled walls and a frosted double glazed window to rear aspect.

OUTSIDE - FRONT

Gated access to an area of front garden, benefitting from an area of decking providing seating and space for potted plants, bin store and external power points.

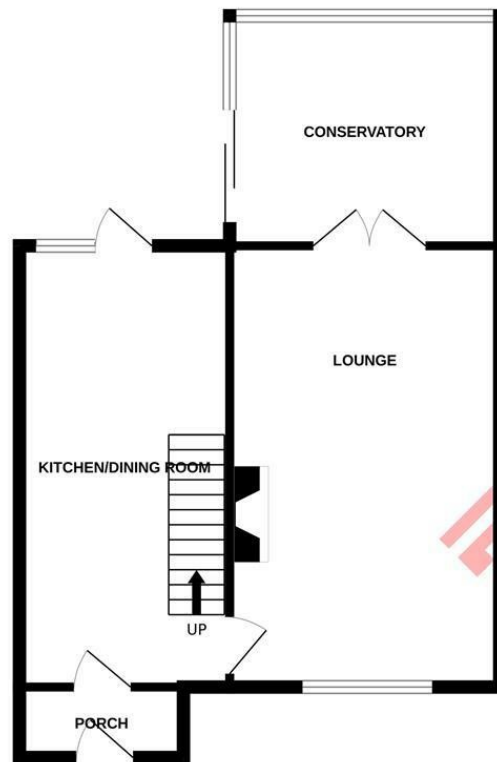
REAR GARDEN

Accessed via the kitchen or conservatory. Patio area providing space for dining and entertaining, steps up to a second tiered section of artificial lawn, water feature with further steps leading to an additional section of garden, also laid with artificial lawn and having a storage shed, with external power points.

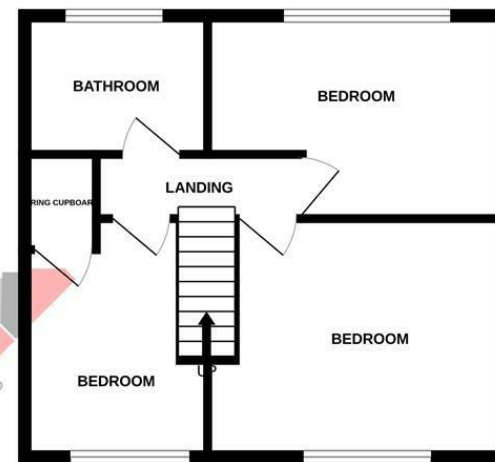
Council Tax Band: B



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		