



65, Harrow Lane, St. Leonards-On-Sea, TN37 7JY

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Offers In Excess Of £275,000

PCM Estate Agents welcome to the market this CHAIN FREE, END TERRACED, THREE BEDROOM FAMILY HOME, positioned on a sought-after road within this favourable region of St Leonards, close to amenities within Little Ridge, bus routes and popular schooling establishments within the area. The property has a block paved drive providing OFF ROAD PARKING for two vehicles and a LEVEL FAMILY FRIENDLY GARDEN.

Accommodation is well-presented and arranged over two floors comprising a welcoming entrance hall with practical built in storage, DUAL ASPECT LIVING ROOM, KITCHEN-DINING ROOM, upstairs landing, THREE BEDROOMS all with BUILT IN WARDROBES and a MODERN SHOWER ROOM. The property also benefits from gas fired central heating and double glazing.

Viewing comes highly recommended for anybody seeking a FAMILY HOME in a SUPERB and CONVENIENT LOCATION. Please call the owners agents now to book your viewing.

DOUBLE GLAZED FRONT DOOR

Opening to:

WELCOMING ENTRANCE HALL

Stairs rising to the first floor accommodation, large cupboard housing the wall mounted Worcester boiler and the electrics, doors to:

DUAL ASPECT LIVING ROOM

20'6 x 12'1 (6.25m x 3.68m)

Dual aspect with double glazed window to front aspect and double glazed sliding patio doors providing access and outlook onto the garden, two double radiators, television point, coving to ceiling, fireplace.

KITCHEN-DINER

14'9" narrowing to 10'2" x 9'6" max (4.50m narrowing to 3.12m x 2.90m max)

14'9" narrowing to 10'3 x 9'6 max (4.50m narrowing to 3.12m x 2.90m max)

Fitted with a matching range of eye and base level cupboards and drawers with worksurfaces over, four ring gas hob with oven below and extractor over, inset drainer-sink unit with mixer tap, space and plumbing for washing machine, space for fridge freezer, ample space for dining table, double radiator, tiled flooring, coving to ceiling, double glazed window and door to rear aspect.

FIRST FLOOR LANDING

Loft hatch, airing cupboard housing the immersion heater, doors to:

BEDROOM

12'1 x 10'3 (3.68m x 3.12m)

Coving to ceiling, built in wardrobe, radiator, two double glazed windows to front aspect.

BEDROOM

12'2 max x 9' max (3.71m max x 2.74m max)

Coving to ceiling, built in wardrobes, radiator, double glazed window to rear aspect with views onto the garden.

BEDROOM

11' x 6'5 (3.35m x 1.96m)

Built in wardrobe, coving to ceiling, radiator, double glazed window to front aspect.

SHOWER ROOM

Large walk-in shower enclosure with rain style shower head and hand-held shower attachment, concealed cistern dual flush low level wc with vanity enclosed wash hand basin to the side and mixer tap, part tiled walls, heated towel rail, double glazed pattern glass window to rear aspect.

OUTSIDE - FRONT

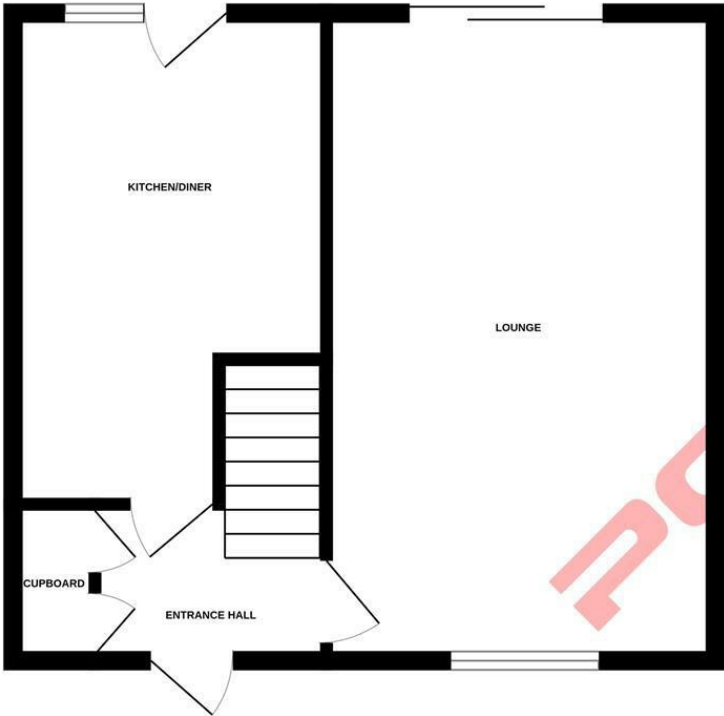
Block paved drive providing off road parking for two vehicles.

REAR GARDEN

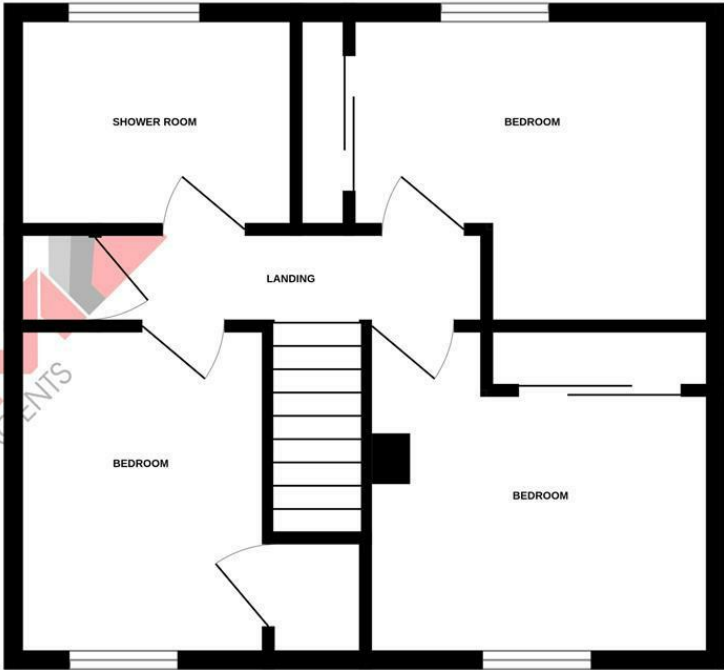
Accessible via the kitchen-dining room and the dual aspect living room. Family friendly and laid to lawn with a patio, wooden shed, fenced boundaries and established planted borders.



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		