







PCM
ESTATE AGENTS

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Offers In Excess Of £300,000

PCM Estate Agents welcome to the market an exciting opportunity to acquire this SEMI DETACHED NEWLY REFURBISHED THREE BEDROOM FAMILY HOME, located within this sought after road within West St Leonards, moments away from the seafront and local amenities including St Leonards medical practice, Aldi Supermarket and bus routes.

Upon entering the property you a greeted by a spacious welcoming entrance hall, a BAY FRONTED LOUNGE, LOVELY OPEN PLAN KITCHEN/DINING ROOM with views and access to the garden, ground floor wc, first floor landing, THREE GOOD SIZE BEDROOMS - the two rear facing bedrooms enjoying SEA VIEWS and a large shower room.

The property has modern comforts including gas fired central heating and double glazing and is offered to the market CHAIN FREE. Viewing is highly recommended.

COMPOSITE DOUBLE GLAZED FRONT DOOR
Opening to:

SPACIOUS ENTRANCE HALL
Wood laminate flooring, dado rail, radiator, understairs storage cupboard, stairs rising to upper floor accommodation.

WC
Low level wc, aqua-boarded walls, double glazed patterned glass window to side aspect.

LOUNGE
16'9 x 13'9 (5.11m x 4.19m)
Wood laminate flooring, two radiators, fireplace, television point, high ceilings, cornicing, double glazed bay window to front aspect.

KITCHEN/DINING ROOM
20'7 x 13'2 (6.27m x 4.01m)
Lovely newly fitted modern kitchen built with a range of matching eye and base level cupboards and drawers, fitted with soft close hinges, complimentary solid wood work surfaces over and matching upstands, tiled splashbacks, Classic 100 range style cooker with oven, grill and plate warmer, fitted Rangemaster cooker hood, ceramic 1 1/2 bowl drainer sink with mixer spray tap, space for large tall fridge/freezer, space and plumbing for washing machine, integrated dishwasher, kitchen island offering additional storage, wall mounted vertical radiator, built in larder style cupboard, ample space for a dining table, television point, inset recessed downlights, double glazed window and double glazed double doors opening to rear aspect with views and access to the south facing garden.

FIRST FLOOR LANDING
Spacious landing , high ceilings, picture rail, hatch to loft space with pull down ladder, double glazed window to front aspect.

BEDROOM ONE
14'9 x 11'8 (4.50m x 3.56m)
Fitted wardrobes, radiator, high ceilings, picture rail, double glazed window to rear aspect with views over the garden and sea views beyond.

BEDROOM TWO
13'3 x 11'6 (4.04m x 3.51m)
Radiator, high ceilings, built in cupboard/wardrobe, double glazed window to front aspect.

BEDROOM THREE
10'5 x 8'4 (3.18m x 2.54m)
Large double built in cupboard housing wall mounted boiler, radiator, high ceilings, double glazed window to rear aspect enjoying views over the garden and to the sea.

SHOWER ROOM
Large walk-in shower enclosure, low level wc, pedestal wash hand basin with tiled splashbacks, radiator/heated towel rail, partially aqua-boarded walls, wall mounted vanity units, double glazed patterned glass window to rear aspect.

REAR GARDEN
South facing offering plenty of sunshine, decked patio abutting the property, area of lawn, pond, wooden shed.

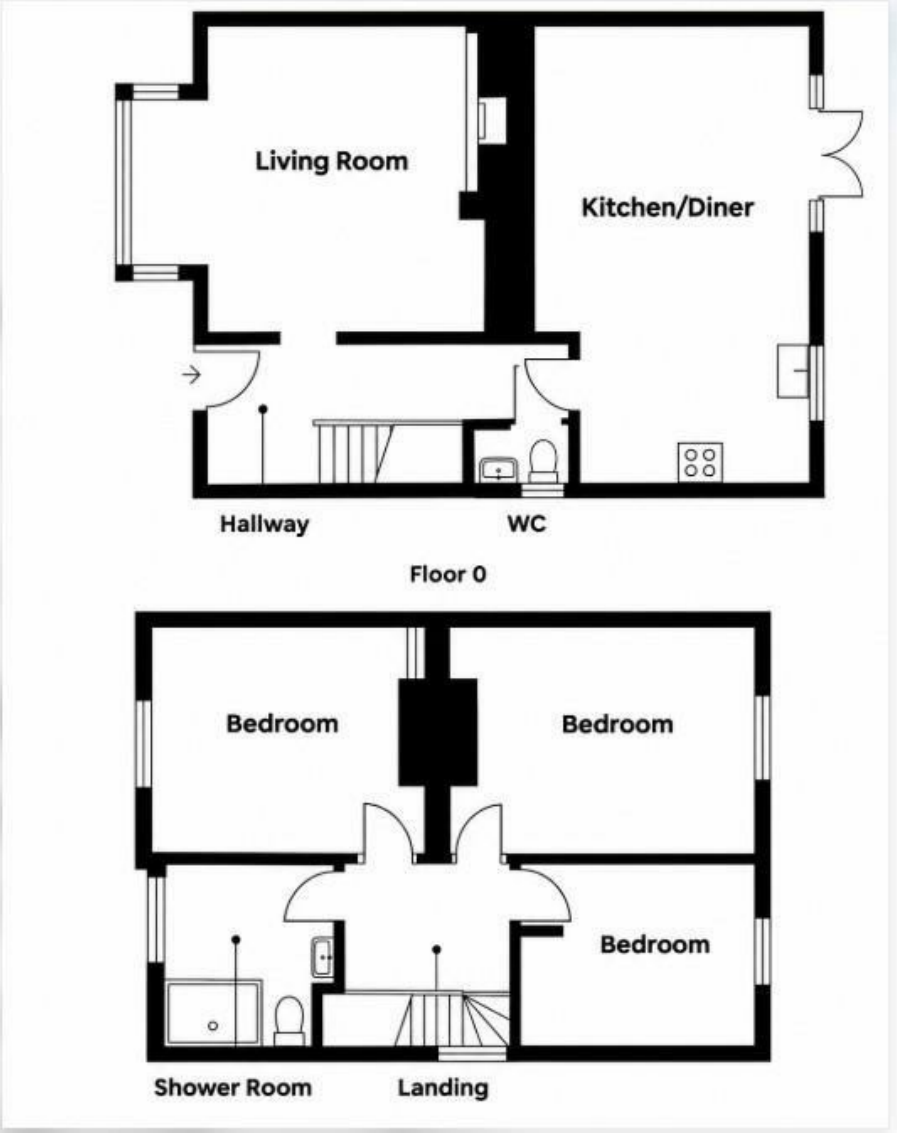
Council Tax Band: B

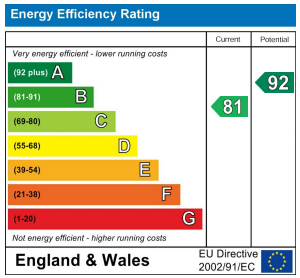


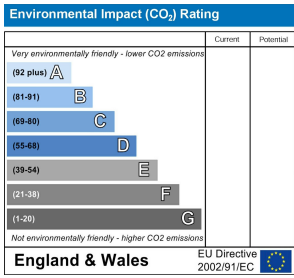












PCM endeavour to maintain accurate depictions of properties in Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection. PCM have not tested any services, appliances, equipment or facilities, and nothing in these details should be deemed to be a statement that they are in good working order or that the property is in good structural condition or otherwise.