PCM
ESTATE AGENTS

11 Medina Terrace, West Hill Road, St Leonards-On-Sea, TN38 0WJ

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Price £240,000

PCM Estate Agents welcome to the market an opportunity to acquire this CHAIN FREE, THREE BEDROOM, SEMI-DETACHED HOUSE with OFF ROAD PARKING, IN NEED OF MODERNISATION conveniently positioned within this sought-after region of West St Leonards, within easy reach of popular schooling establishments, St Leonards seafront, promenade and West St Leonards railway station with convenient links to London.

The accommodation comprises an entrance hall, lounge, KITCHEN-DINER, upstairs landing, THREE BEDROOMS and a bathroom. The property has a driveway providing OFF ROAD PARKING, and a PRIVATE REAR GARDEN. There are modern comforts including gas fired central heating and double glazing.

Viewing comes highly recommended for anyone seeking a FAMILY HOME in this convenient location.
Please call the owners agents now to book your viewing.

STORM PORCH
Housing electric and gas meters, double glazed front door opening to:

ENTRANCE HALL
Stairs rising to the first floor landing, wall mounted thermostat, under stairs storage cupboard, radiator, door to:

LOUNGE
14'8 x 10'9 (4.47m x 3.28m)
Radiator, two double glazed windows either side of the double glazed door providing access to the rear garden.

KITCHEN-DINER
13'8 x 7'8 (4.17m x 2.34m)
In need of modernisation, having a range of eye and base level units, space for gas cooker, space and plumbing for washing machine and dishwasher, countertop space, stainless steel sink with mixer tap, wall mounted gas boiler, part tiled walls, radiator, dual aspect with double glazed windows to front and side aspects.

FIRST FLOOR LANDING
Loft hatch, doors to:

BEDROOM
14'7 max x 8'3 (4.45m max x 2.51m)
Built in wardrobe space with shelving, radiator, double glazed window to front aspect.

BEDROOM
11'1 x 7'9 (3.38m x 2.36m)
Radiator, double glazed window to rear aspect.

BEDROOM
7'5 x 6'5 (2.26m x 1.96m)
Radiator, double glazed window to rear aspect.

FAMILY BATHROOM
Panelled bath with mixer tap, wc, wash hand basin, part tiled walls, towel rail, frosted double glazed window to side aspect.

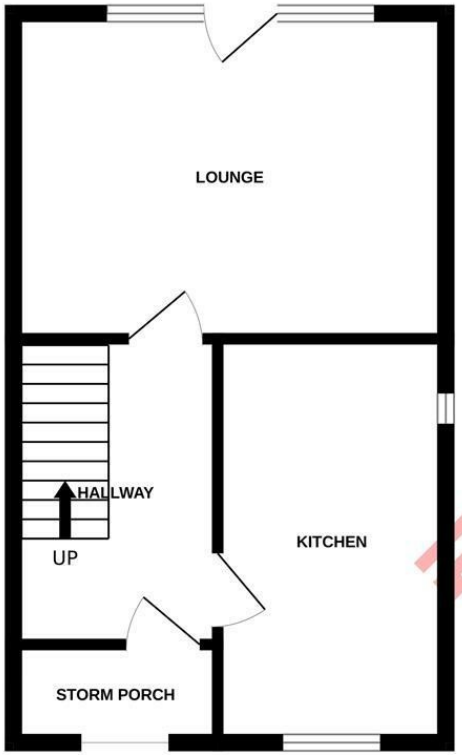
OUTSIDE - FRONT
Off road parking, area of lawn, side access.

REAR GARDEN
Patio area leading to an area of lawn, being relatively level and in need of cultivation. Offering ample space for dining and entertaining, with fenced boundaries and side access to the front of the property.

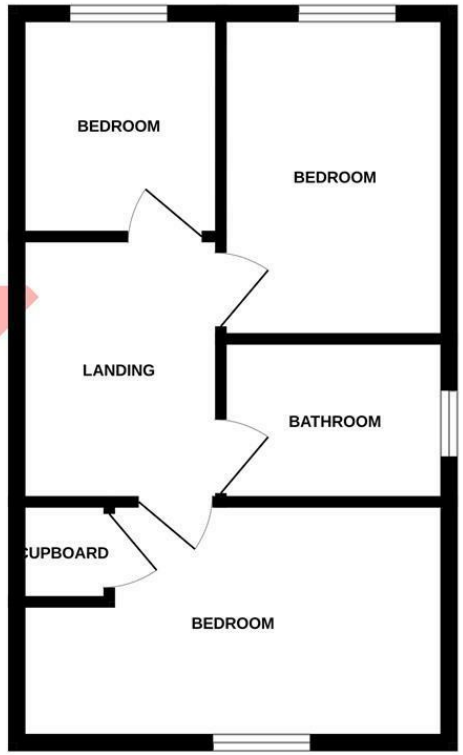
AGENTS NOTE
The property is currently undergoing improvement works including a new kitchen, replacement flooring , decorating and some external improvements to the side of the property

Council Tax Band: C

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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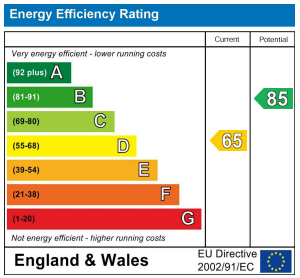

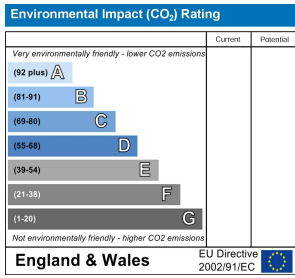

PCM endeavour to maintain accurate depictions of properties in Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection. PCM have not tested any services, appliances, equipment or facilities, and nothing in these details should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