



ESTATE AGENTS

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**Offers In Excess Of £290,000**

PCM Estate Agents are delighted to present to the market an opportunity to acquire this OLDER STYLE THREE BEDROOM REFURBISHED SEMI-DETACHED HOUSE positioned on this sought-after road within West St Leonards, close to amenities including popular schooling establishments and St Leonards railway station with convenient links to London, St Leonards seafront, promenade and Ravenside Retail Park.

Step inside to be greeted by a spacious entrance hall, BAY FRONTED LOUNGE, separate DINING ROOM with adjoining FAMILY ROOM, modern NEWLY FITTED KITCHEN, upstairs landing, THREE BEDROOMS and a bathroom. The property has OFF ROAD PARKING to the front via a driveway and an ENCLOSED REAR GARDEN.

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

### **DOUBLE GLAZED FRONT DOOR**

Opening onto:

### **SPACIOUS ENTRANCE HALL**

Stairs rising to upper floor accommodation under stairs storage cupboard, radiator, fish ceilings with coving, door opening to bay fronted living room and further door to dining/ family room.

### **LIVING ROOM**

13'5 x 13'5 into bay (4.09m x 4.09m into bay )

High ceilings, picture rail, radiator, fireplace, double glazed bay window to front aspect.

### **DINING ROOM**

12' x 8'2 (3.66m x 2.49m)

High ceilings with coving, radiator, built in cupboard housing the wall mounted boiler, double glazed window to side aspect, doorway leading to kitchen, open plan to:

### **FAMILY ROOM**

11'9 x 9'4 (3.58m x 2.84m)

Radiator, double glazed window to rear aspect with views onto the garden.

### **KITCHEN**

9'3 x 9' (2.82m x 2.74m)

Modern and built with a matching range of eye and base level cupboards and drawers fitted with soft close hinges and having complimentary worksurfaces and tiled splashbacks, inset drainer-sink unit with mixer tap, four ring gas hob with oven below and extractor over, space and plumbing for washing machine, space for dishwasher, double glazed window to rear aspect with views onto the garden, double glazed door opening to side providing access to the garden.

### **HALF-LANDING**

Radiator, stairs rising to:

### **FIRST FLOOR LANDING**

Coving to ceiling, doors opening to:

### **BEDROOM**

14' x 10'7 (4.27m x 3.23m)

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

### **BEDROOM**

11'6 x 9'8 (3.51m x 2.95m)

Radiator, coving to ceiling, double glazed window to rear aspect.

### **BEDROOM**

12' x 8' (3.66m x 2.44m)

Coving to ceiling, radiator, double glazed window to rear aspect.

### **BATHROOM**

Dual flush low level wc, pedestal wash hand basin, panelled bath with electric shower over, glass shower screen, tiled walls, ladder style heated towel rail, wood effect vinyl flooring, double glazed pattern glass window to side aspect, loft hatch providing access to loft space.

### **OUTSIDE- FRONT**

Driveway providing off road parking, side access to garden.

### **REAR GARDEN**

Patio abutting the property, access to cellar space beneath the property, area of lawn and a shed.





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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