



32, Helmsman Rise, St. Leonards-On-Sea, TN38 8BQ

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Price £280,000

PCM Estate Agents are delighted to present to the market an opportunity to acquire this SEMI-DETACHED TWO BEDROOM MODERN FAMILY HOME, tucked away in a quiet cul-de-sac location, with GARAGE and PARKING for two vehicles.

The property offers well-appointed and well-proportioned accommodation over two floors comprising an entrance hall, DOWSTAIRS WC, lounge, kitchen, CONSERVATORY, upstairs landing, TWO DOUBLE BEDROOMS and a main family bathroom. The master bedroom also provides access to a DRESSING ROOM/ STUDY area, which originally would have been an en-suite but could easily be re-instated. The property has modern gas fired central heating, double glazed windows and a LOVELY ENCLOSED LANDSCAPED GARDEN.

Conveniently positioned within easy reach of popular schooling establishments within the area and access to roads leading to nearby Battle, Bexhill and Hastings. Please call the owners agents now to book your viewing.

DOUBLE GLAZED FRONT DOOR

Opening to:

ENTRANCE HALL

Wood laminate flooring, ample storage space, radiator, coving to ceiling, archway to kitchen and door opening to lounge-dining room and further door to:

DOWNSTAIRS WC

Dual flush low level wc, vanity enclosed wash hand basin with mixer tap and tiled splashbacks, wall mounted vanity unit, coving to ceiling, wall mounted consumer unit for the electrics, extractor fan for ventilation, continuation of the wood laminate flooring, double glazed obscured glass window to front aspect.

KITCHEN

9'4 x 7'3 (2.84m x 2.21m)

Down lights, continuation of the wood laminate flooring, wall mounted cupboard concealed boiler, fitted with a matching range of eye and base level cupboards and drawers with worksurfaces over and matching upstands, four ring gas hob with electric fan assisted oven below and cooker hood over, inset one & ½ bowl drainer-sink unit with mixer tap, space for tall fridge freezer, space and plumbing for washing machine, ample storage space, double glazed window to front aspect.

LIVING ROOM

14'8 x 11'4 (4.47m x 3.45m)

Stairs rising to upper floor accomodation, under stairs recessed area continuation of the wood laminate flooring, coving to ceiling, radiator, television point, double glazed window and French doors to rear aspect providing a pleasant outlook and access to:

CONSERVATORY

Part brick construction, glass roof, wall mounted electric panel radiator, double glazed windows to both side and rear elevations, double glazed French doors to garden.

FIRST FLOOR LANDING

Doors opening to:

BEDROOM

11'6 x 9'3 (3.51m x 2.82m)

Measurement excludes door recess. Coving to ceiling, radiator, built in double wardrobe, door to walk-in-wardrobe/ dressing room, double glazed window to rear aspect with views onto the garden.

WALK-IN-WARDROBE/ DRESSING ROOM

5'9 x 5'3 (1.75m x 1.60m)

This would have previously been an en-suite but has been adapted to use as either a study/ dressing room. Radiator, wood effect vinyl flooring.

BEDROOM

9'7 x 8'2 (2.92m x 2.49m)

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

BATHROOM

Panelled bath with mixer tap, shower over bath with rain style shower head and hand-held shower attachment, wall mounted vanity enclosed wash hand basin with mixer tap, concealed cistern dual flush low level wc, wall mounted vanity unit, shaver point, part tiled walls wood effect laminate flooring, extractor for ventilation, ladder style heated towel rail, double glazed window with frosted glass for privacy to front aspect.

OUTSIDE - FRONT

Driveway providing off road parking for two vehicles in tandem.

GARAGE

16'7 x 8'5 (5.05m x 2.57m)

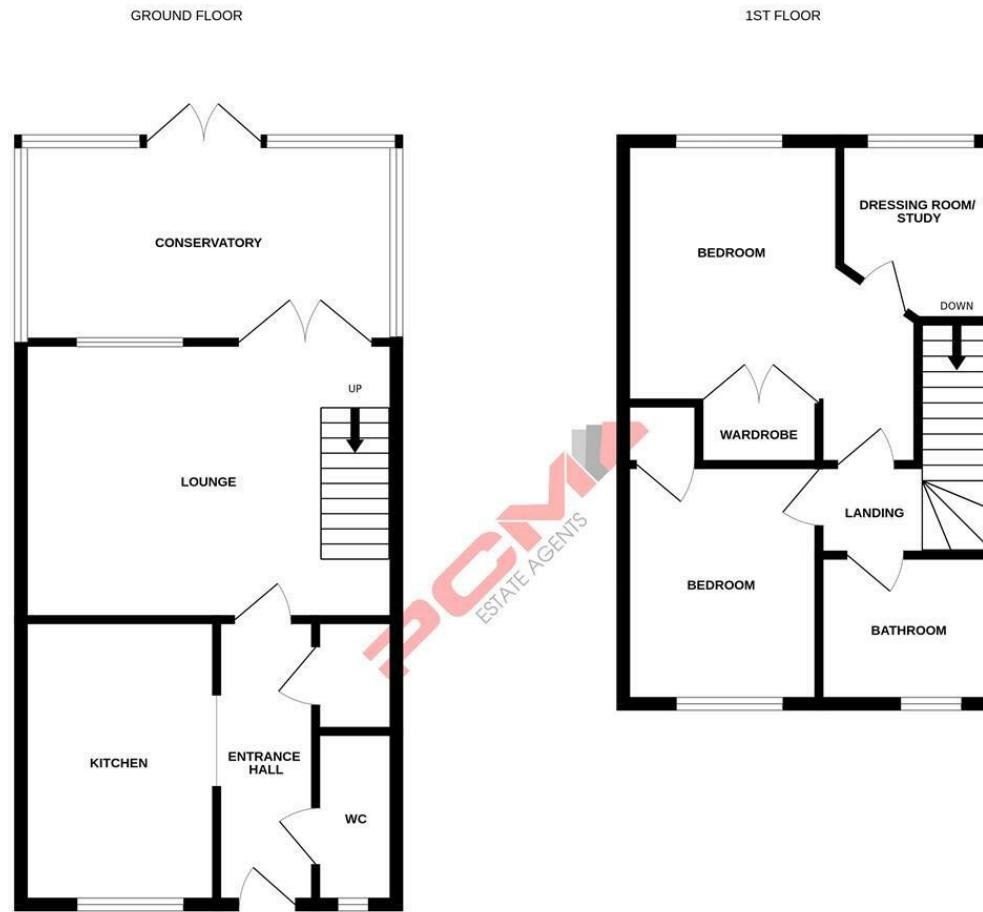
Up and over door.

REAR GARDEN

Laid to lawn, patio area, wooden shed, fenced boundaries, gated side access, having a leafy backdrop.

Council Tax Band: B





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 fixtures and fittings have not been tested and no guarantee as to their operability or efficiency can be given.
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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			
EU Directive 2002/91/EC		73	78
England & Wales			

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			
EU Directive 2002/91/EC			
England & Wales			