



ESTATE AGENTS

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Offers In Excess Of £250,000

PCM Estate Agents are delighted to present to the market this TWO BEDROOM MODERN TERRACED FAMILY HOME with OFF ROAD PARKING, GARAGE and an ENCLOSED REAR GARDEN. Offered to the market CHAIN FREE and conveniently positioned in this sought-after Little Ridge region of St Leonards.

Accommodation is arranged over two floors comprising an entrance hall, LOUNGE-DINER, kitchen, upstairs landing, TWO BEDROOMS and a bathroom. The property has gas central heating and double glazing.

Situated close to popular establishments and nearby amenities, including the Conquest Hospital. The property is considered ideal for first time buyers or those seeking a property to add to their portfolio.

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

DOUBLE GLAZED FRONT DOOR

Opening into:

ENTRANCE HALL

Stairs rising to upper floor accommodation, radiator, wall mounted thermostat control for gas fired central heating, under stairs recessed area, coving to ceiling, doorway leading to kitchen and door providing access to:

LOUNGE-DINER

14'7 x 11'8 (4.45m x 3.56m)

Coving to ceiling, double radiator, television point, double glazed sliding patio doors enjoying a pleasant outlook and access onto the rear garden.

KITCHEN

9'9 max x 7'6 narrowing to 5'5 (2.97m max x 2.29m narrowing to 1.65m)

Fitted with a matching range of eye and base level cupboards and drawers, worksurfaces, tiled splashbacks, four ring gas hob with oven below and extractor over, inset drainer-sink unit with mixer tap, space for tall fridge freezer, space and plumbing for washing machine, wall mounted consumer unit for electrics, double glazed window to front aspect.

FIRST FLOOR LANDING

Loft hatch providing access to loft space.

BEDROOM

11'9 x 9'1 (3.58m x 2.77m)

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

BEDROOM

11'8 x 8'4 (3.56m x 2.54m)

Radiator, coving to ceiling, storage cupboard, double glazed window to front aspect.

BATHROOM

Panelled bath with mixer tap and shower attachment, pedestal wash hand basin, low level wc, radiator, part tiled walls and extractor fan for ventilation.

REAR GARDEN

Block paved patio abutting the property, pathway down the side leading to the rear, area of bark, in need of cultivation.

GARAGE

Up and over door.

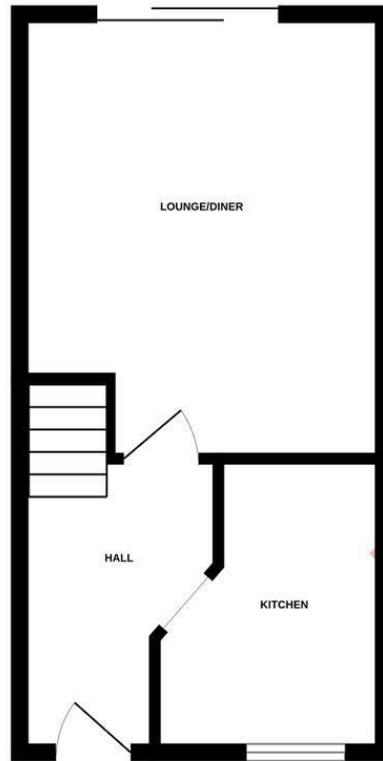
OUTSIDE - FRONT

Off road parking.

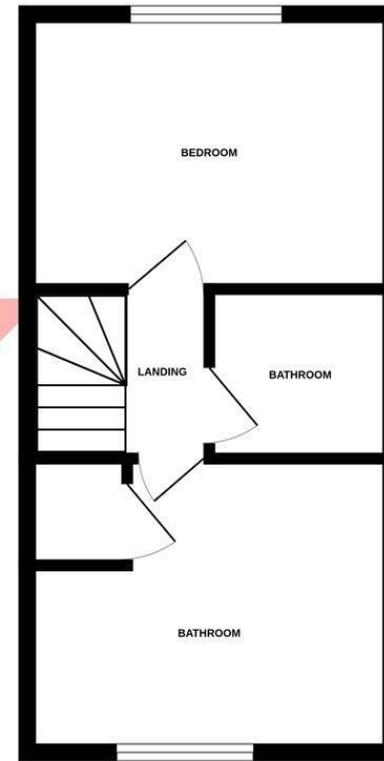
Council Tax Band:



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	