



**162, Hollington Old Lane, St. Leonards-On-Sea, TN38  
9DR**

Web: [www.pcimestateagents.co.uk](http://www.pcimestateagents.co.uk)  
Tel: 01424 839111

**Price £235,000**

PCM Estate Agents welcome to the market this spacious THREE BEDROOMED MID-TERRACED HOUSE located in the popular region of St Leonards, within easy reach of local schooling, making this an IDEAL FAMILY HOME.

The property offers spacious accommodation throughout comprising a porch, entrance hallway, 20ft LOUNGE-DINER, separate kitchen, DOWNSTAIRS WC, first floor landing, THREE BEDROOMS and a bathroom. Externally the property also enjoys a PRIVATE REAR GARDEN in addition to residents parking close by.

Please call PCM Estate Agents now to arrange your immediate viewing to avoid disappointment.

#### **PRIVATE FRONT DOOR**

Leading to:

#### **ENTRANCE PORCH**

Double glazed windows to front and side aspects, door to:

#### **ENTRANCE HALLWAY**

Stairs rising to first floor accommodation, radiator.

#### **LOUNGE-DINER**

20'2 x 15'2 max (6.15m x 4.62m max)

Double glazed window and sliding patio door to rear aspect leading to the garden, radiator, under stairs storage cupboard.

#### **KITCHEN**

10'5 x 8'2 (3.18m x 2.49m)

Comprising a range of eye and bas level units with worksurfaces over, four ring gas hob with extractor above and oven below, space for fridge, space and plumbing for washing machine, stainless steel inset sink with mixer tap, double glazed window to front aspect.

#### **DOWNSTAIRS WC**

Wash hand basin with storage below.

#### **FIRST FLOOR LANDING**

Two storage cupboards.

#### **BEDROOM**

14'11 x 9' (4.55m x 2.74m)

Double glazed window to front aspect, radiator, built in wardrobe.

#### **BEDROOM**

14'1 x 9' (4.29m x 2.74m)

Double glazed window to front aspect, radiator, built in wardrobe.

#### **BEDROOM**

8'9 x 5'10 (2.67m x 1.78m)

Double glazed window to rear aspect, radiator.

#### **BATHROOM**

Corner bath with mixer tap and shower attachment, wc, wash hand basin, part tiled walls, radiator, double glazed obscured window to front aspect.

#### **REAR GARDEN**

Private with storage shed.

#### **PARKING**

We are advised by the vendor that there is residents parking close by to the property on a first come first served basis.

#### **OUTSIDE - FRONT**

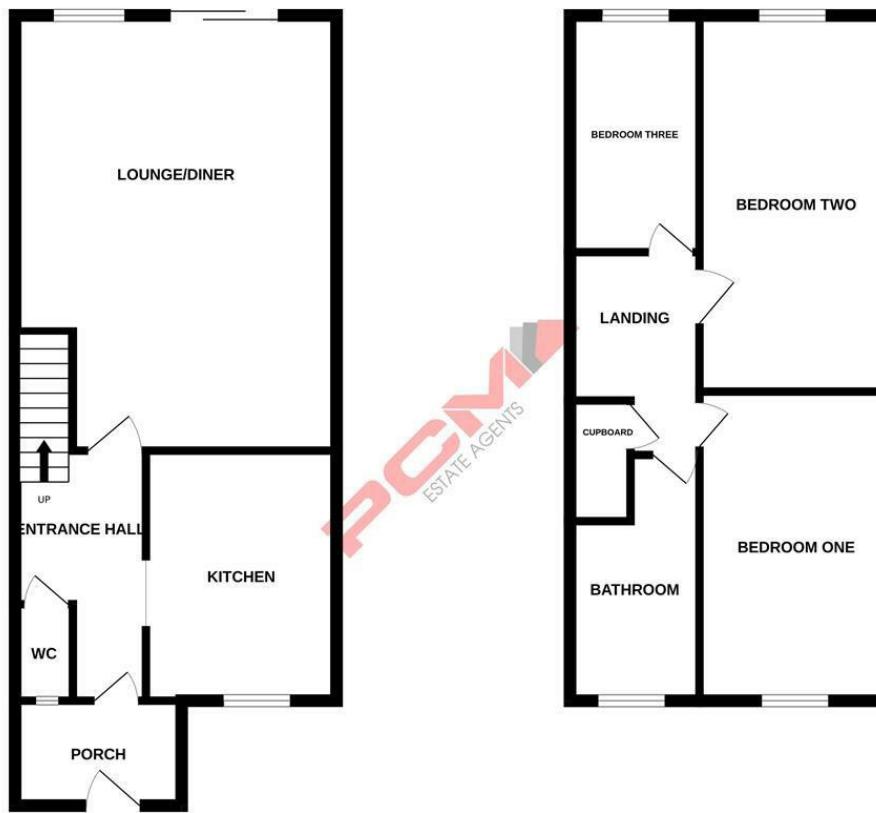
There is a small area of garden that is paved.

Council Tax Band: B



## 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 fixtures contained within 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			
England & Wales			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
EU Directive 2002/91/EC			
England & Wales			

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.