PCM ESTATE AGENTS

56, Quebec Road, St. Leonards-On-Sea, TN38 9HJ

Web: www.pcmestateagents.co.uk
Tel: 01424 839111

Offers In The Region Of £255,000

PCM Estate Agents welcome to the market an opportunity to acquire this exceptionally well-presented THREE BEDROOM END TERRACED HOUSE, conveniently located within this sought-after region of St Leonards, close to popular schooling establishments and nearby local amenities.

Accommodation is arranged over two floors comprising an entrance hall, lounge, KITCHEN-DINER, bathroom, upstairs landing and THREE BEDROOMS. The property has gas fired central heating, double glazing and FRONT & REAR GARDENS, predominantly laid to lawn.

Please call the owners agents now to book your viewing and avoid disappointment.

DOUBLE GLAZED FRONT DOOR
Opening to:

ENTRANCE HALL
Stairs rising to the first floor accommodation, double radiator, wood laminate flooring, ample space for hanging coats, door to:

LOUNGE
14'4 x 9' (4.37m x 2.74m)
Continuation of the wood laminate flooring, double radiator, large under stairs storage cupboard, television point, double glazed window to front aspect, doorway to:

KITCHEN-DINING ROOM
11'1 narrowing to 9' x 10' max (3.38m narrowing to 2.74m x 3.05m max)
Tiled flooring, part tiled walls, fitted with a range of base level cupboards and drawers with worksurfaces over, tiled splashbacks, five ring gas hob with oven below, inset drainer-sink unit with mixer tap, space for appliances including tall fridge freezer and washing machine, radiator, ample space for table, double glazed window to rear aspect with views onto the garden, doorway to:

LOBBY
Double glazed door to the side providing access to a pathway leading to the rear garden, door to:

BATHROOM
Panelled bath with mixer tap and shower attachment, glass shower screen, concealed cistern dual flush low level wc, wall hung vanity enclosed wash hand basin with mixer tap, part tiled walls, heated towel rail, tiled flooring, extractor for ventilation, double glazed obscured glass window to rear aspect.

FIRST FLOOR LANDING
Double glazed window to side aspect, loft hatch, doors to:

BEDROOM
11'9 x 10'3 (3.58m x 3.12m)
Exposed wooden floorboards, picture rail, radiator, large built in cupboard over the stairs, fitted wardrobe, double glazed window to front aspect.

BEDROOM
13'5 x 7'3 (4.09m x 2.21m)
Currently utilised as a dressing room. Picture rail, exposed wooden floorboards, radiator, built in cupboards, double glazed window to rear aspect.

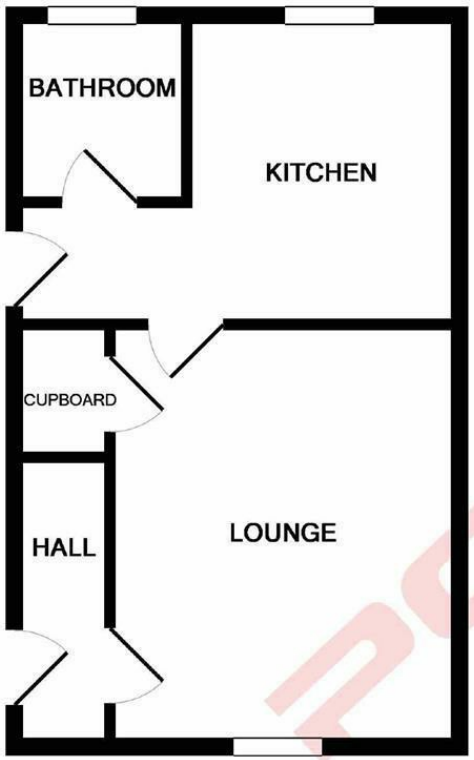
BEDROOM
10' x 8'2 (3.05m x 2.49m)
Picture rail, radiator, double glazed window to side aspect.

FRONT GARDEN
Gated access with path to front door, lawned area, gated side access to the rear garden.

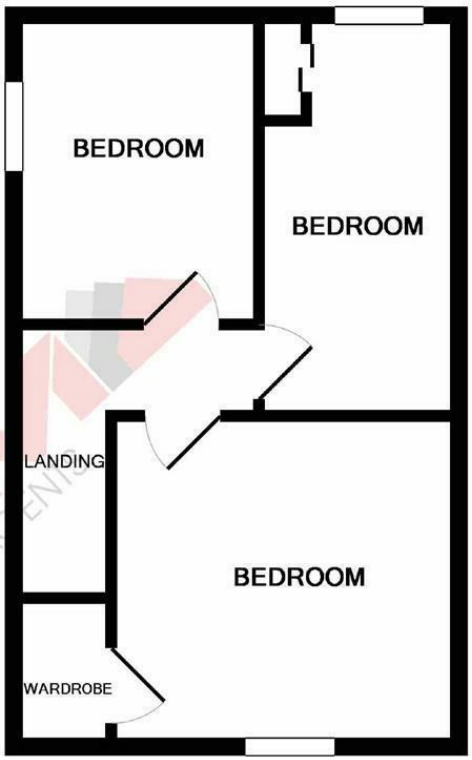
REAR GARDEN
Mainly laid to lawn with a concrete patio area, fenced boundaries.

Council Tax Band: B

J A C O B

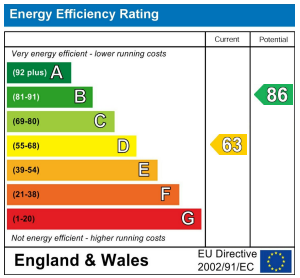


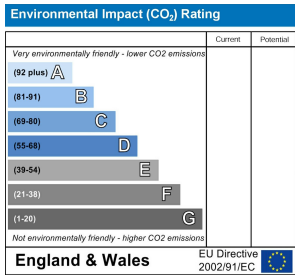
GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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
Made with Metropix ©2019





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.