







PCM
ESTATE AGENTS

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Price £250,000

PCM Estate Agents are delighted to present to the market this SPACIOUS THREE BEDROOM END-TERRACED FAMILY HOME, positioned on a GENEROUS CORNER PLOT within a sought-after region of St Leonards. Offered to the market CHAIN FREE.

Accommodation is arranged over two floors comprising an entrance hall, a BRIGHT AND SPACIOUS LOUNGE, separate DINING ROOM, kitchen, convenient GROUND FLOOR WC, first floor landing, THREE GOOD-SIZED BEDROOMS and a family bathroom. A particular feature of the property is its GENEROUS OUTDOOR SPACE, occupying a CORNER PLOT with GARDENS to the front and side, along with a rear courtyard style garden, ideal for families, entertaining or keen gardeners. There is also gated access to OFF ROAD PARKING.

Conveniently positioned within easy reach of local schooling and transport links, making it an excellent opportunity for families and first time buyers alike.

Early viewing is highly recommended to fully appreciate the space, potential and excellent location on offer. Please contact the owners agents now to arrange your viewing and avoid disappointment.

PRIVATE FRONT DOOR
Opening to:

ENTRANCE HALL
Stairs rising to the first floor landing, radiator, hanging space for coats, additional storage cupboard housing the electric consumer unit and meter, wall mounted thermostat, door to:

LOUNGE
15'5 x 9'8 (4.70m x 2.95m)
Radiator, gas fireplace with tiled surround and tiled hearth, wooden fireplace, double glazed window to front aspect.

DINING ROOM
9'9 x 7'9 (2.97m x 2.36m)
Radiator, feature fireplace, dual aspect with double glazed windows to front and side aspects, archway opening to:

KITCHEN
10' x 8'2 (3.05m x 2.49m)
Comprising a range of eye and base level units, space and plumbing for washing machine, space for under counter fridge freezer, space for freestanding gas cooker with extractor above, inset one & 9 bowl stainless steel sink with mixer tap, part tiled walls, radiator, tiled flooring, dual aspect with double glazed windows to rear and side aspects, opening to:

INNER LOBBY
UPVC door providing access to the rear garden, under stairs storage cupboard, door to:

DOWNSTAIRS WC
Low level dual flush wc, frosted double glazed window to side aspect.

FIRST FLOOR LANDING
Radiator, loft hatch, double glazed window to rear aspect, door to:

BEDROOM
12'6 max narrowing to 10'5 x 10' (3.81m max narrowing to 3.18m x 3.05m)
Radiator, double glazed window to front aspect.

BEDROOM
13'8 x 9'4 max narrowing to 7'2 (4.17m x 2.84m max narrowing to 2.18m)
Radiator, two double glazed windows to front aspect.

BEDROOM
8'6 x 7'8 (2.59m x 2.34m)
Radiator, double glazed window to rear aspect.

FAMILY BATHROOM
Panelled bath with electric shower attachment and waterfall style shower head, wash hand basin, dual flush wc, extractor fan, chrome heated towel rail, storage cupboard with shelving, extractor fan, frosted double glazed window to rear aspect.

REAR GARDEN
Accessed via the inner lobby. Courtyard area with UPVC door providing access to a wall mounted gas fired boiler, two wooden summer houses, which subject to necessary planning consents could be utilised as a home office or workshop, side gate providing access to the side garden, having an area of lawn that is in need of cultivation, fenced and hedged boundaries to front and side, wooden gate opening to an area of off road parking for multiple vehicles.

OUTSIDE - FRONT
Gated access leading to a footpath, garden in need of cultivation having two areas of lawn, fenced and bricked boundaries, range of mature trees and shrubs.

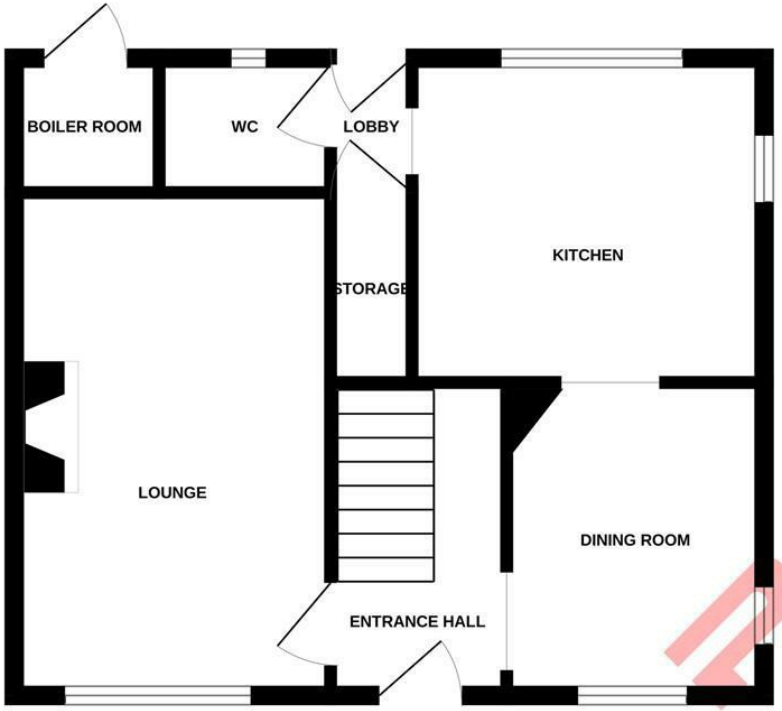
Council Tax Band: B

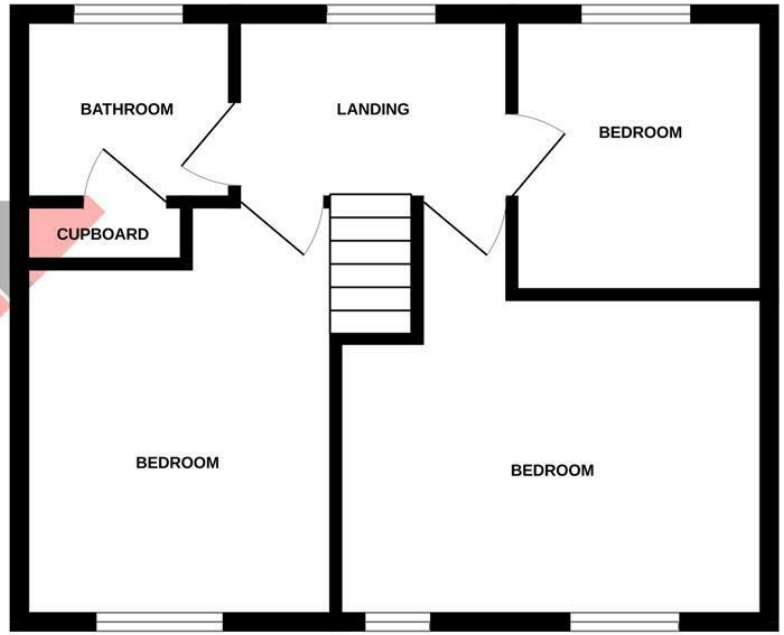






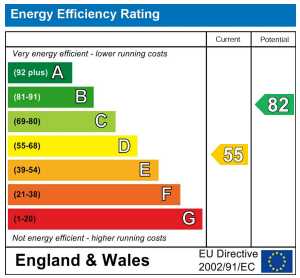


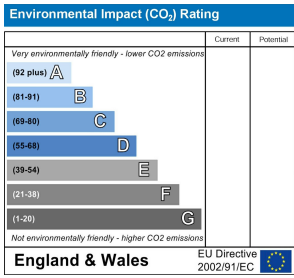




TOTAL FLOOR AREA : 854 sq.ft. (79.3 sq.m.) approx.

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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