

PCMA
ESTATE AGENTS

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Offers In Excess Of £350,000

PCM Estate Agents are delighted to present to the market this well-presented 1930s THREE BEDROOM SEMI-DETACHED HOUSE, ideally situated and offering a nice blend of character and comfort.

The property has OFF ROAD PARKING, GARAGE and a PRIVATE REAR GARDEN featuring multiple seating areas, ideal for relaxing or entertaining.

Accommodation is spacious and comprises an entrance porch, entrance hall, LOUNGE with TURRET, kitchen-diner, DOWNSTAIRS WC, upstairs landing, THREE BEDROOMS, one of which having access to a BALCONY, and a shower room. Externally the property benefits from a LANDSCAPED REAR GARDEN providing an ideal space for entertaining and a GARAGE/ WORKSHOP with light and power.

Located in a sought-after region of St Leonards, within walking distance to Sainsbury's Superstore as well as being within easy reach of Silverhill, Hastings town centre, central St Leonards and the A21 with access to London. Please call now to arrange your immediate viewing to avoid disappointment.

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DOUBLE GLAZED ENTRANCE PORCH

Providing access to:

ENTRANCE HALL

Radiator, under stairs storage area.

DOWNSTAIRS WC

5' x 2' (1.52m x 0.61m)

Low level wc, vanity enclosed wash hand basin with mixer tap.

LOUNGE

14'1 max x 13' max into turret (4.29m max x 3.96m max into turret)

Radiator, double glazed windows, electric fireplace.

KITCHEN-DINER

19' max x 14' max (5.79m max x 4.27m max)

Fitted with a range of eye and base level cupboards and drawers, space for freestanding fridge freezer, dishwasher and washer dryer, radiator, double glazed windows to rear and double glazed doors opening to the rear garden.

FIRST FLOOR LANDING

Access to a boarded loft space with Velux window, leading to:

BEDROOM

15' max x 12' max (4.57m max x 3.66m max)

Double glazed turret, radiator, telephone point.

BEDROOM

13' x 12' (3.96m x 3.66m)

Double glazed window overlooking the rear garden, radiator.

BEDROOM

8' x 6'1 (2.44m x 1.85m)

Double glazed doors to balcony, radiator.

SHOWER ROOM

7'1 x 6'1 (2.16m x 1.85m)

Boiler, shower, vanity enclosed wash hand basin, wc, radiator, frosted double glazed window to rear aspect.

REAR GARDEN

Landscaped with brick built shed which is just used for tools, large patio area ideal for barbequing and entertaining.

WORKSHOP/ GARAGE

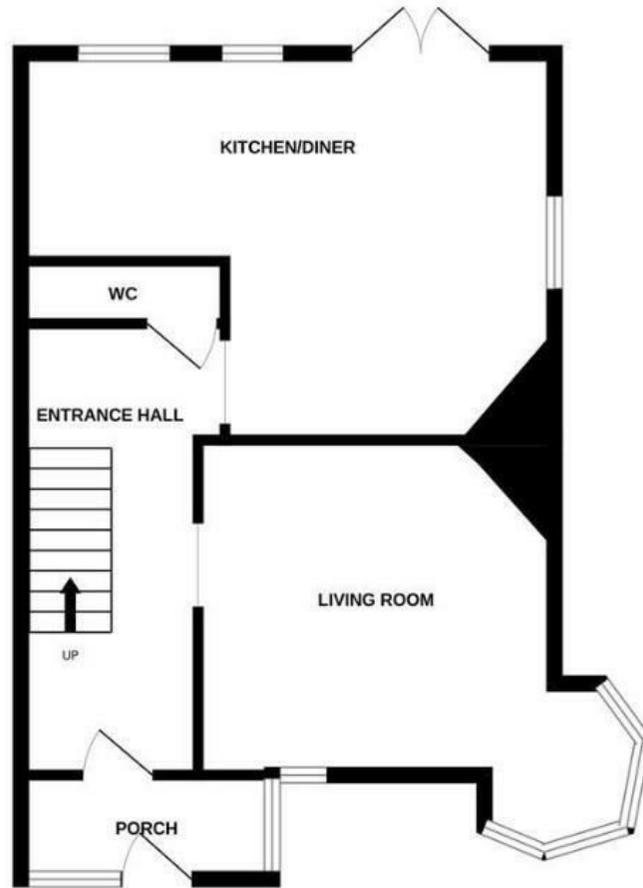
21' x 9' (6.40m x 2.74m)

Power and lighting, electric door.

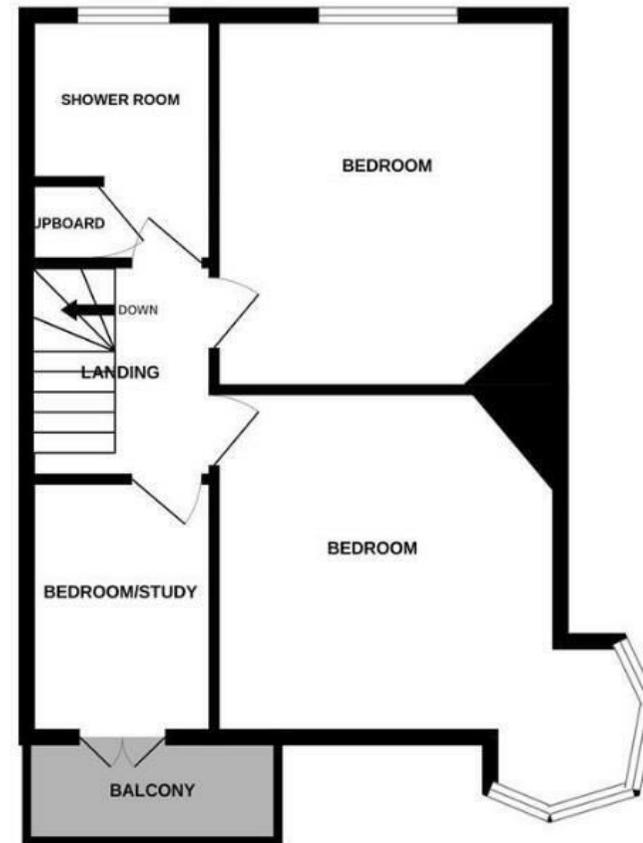
Council Tax Band: C



GROUND FLOOR
537 sq.ft. (49.9 sq.m.) approx.



1ST FLOOR
505 sq.ft. (46.9 sq.m.) approx.



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			84
(81-91) B			
(69-80) C			
(55-68) D		66	
(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			84
(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	