



178, Harrow Lane, St. Leonards-On-Sea, TN37 7JZ

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

Price £275,000

PCM Estate Agents are delighted to present to the market an opportunity to acquire this OLDER STYLE TWO DOUBLE BEDROOM TERRACED HOUSE, conveniently positioned on the outskirts of Little Ridge, with a LARGE REAR GARDEN and a block paved drive providing OFF ROAD PARKING for two vehicles side-by-side.

This OLDER STYLE FAMILY HOME offers modern comforts including gas fired central heating, double glazing and is well-presented throughout. Accommodation is arranged over two floors comprising an entrance hall, lounge, separate DINING ROOM, MODERN KITCHEN, first floor landing, TWO GOOD SIZED DOUBLE BEDROOMS and a MODERN SHOWER ROOM. The REAR GARDEN is a real feature of this FAMILY HOME, extending off the back of the property and then opening up behind both neighbouring properties. The garden is family friendly and ideal for the garden enthusiast.

Conveniently positioned within easy reach of amenities within Little Ridge, the Conquest Hospital, bus routes and popular schooling establishments. This is a lovely home for anybody seeking a well-presented property in this location.

Please call the owners agents now to book your viewing.

DOUBLE GLAZED FRONT DOOR

Opening to:

ENTRANCE HALL

Two double glazed windows either side of the door having frosted glass for privacy, wood laminate flooring, under stairs storage, radiator, stairs rising to upper floor accommodation, dado rail.

LIVING ROOM

14'6 into bay x 10'4 (4.42m into bay x 3.15m)

Radiator, wall mounted electric fire, double glazed bay window to front aspect.

DINING ROOM

15'8 x 11'4 (4.78m x 3.45m)

Wood laminate flooring, radiator, ornamental fireplace, under stairs storage cupboard, double glazed window to rear aspect with views onto the garden, doorway leading to:

KITCHEN

13'6 x 6'8 (4.11m x 2.03m)

Fitted with a matching range of eye and base level cupboards and drawers with worksurfaces over, five ring gas hob with waist level oven, fitted cooker hood, inset resin one & ½ bowl sink with mixer tap, space and plumbing for washing machine, integrated dishwasher, integrated tall fridge freezer, wood laminate flooring, part tiled walls, down lights, loft hatch providing access to a small area of loft space above the kitchen, double glazed pattern glass door to side aspect opening to the garden, double glazed window to rear aspect with lovely views over the garden and a pleasant backdrop beyond.

FIRST FLOOR LANDING

Dado rail, radiator, loft hatch providing access to loft space, doors opening to:

BEDROOM

12'2 x 12' (3.71m x 3.66m)

Radiator, cupboard over the stairs, built in wardrobes, two double glazed windows to front aspect.

BEDROOM

11'4 x 10' (3.45m x 3.05m)

Built in wardrobe, radiator, double glazed window to rear aspect enjoying a pleasant outlook.

SHOWER ROOM

Large walk in shower, dual flush low level wc, vanity enclosed wash hand basin with mixer tap, heated towel rail, tiled walls, wood laminate flooring, double glazed window with pattern glass to rear aspect.

OUTSIDE - FRONT

Block paved double driveway providing off road parking for two vehicles side by side.

REAR GARDEN

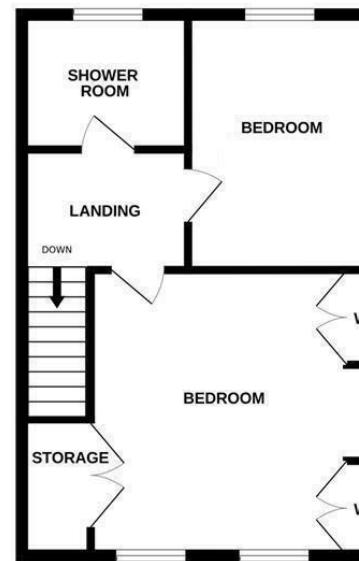
Large and landscaped with a decked patio abutting the property, steps down to a further stone patio offering a seating area. The garden provides ample space to sit out, entertain and eat al-fresco. There is also an outside water tap, pond and an area of under croft storage set beneath the kitchen space. Further steps descend to a section of lawn at the bottom of the garden, opening up to a level section of lawn which is set behind neighbouring gardens, being enclosed and incredibly private. There are established planted borders, fenced boundaries and a wooden shed. The garden is ideal for families with children or for the garden enthusiast.

Council Tax Band: B



GROUND FLOOR
521 sq.ft. (48.4 sq.m.) approx.

1ST FLOOR
432 sq.ft. (40.2 sq.m.) approx.



TOTAL FLOOR AREA: 954 sq ft. (88.6 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 operational 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		73	79
England & Wales			

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			
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.