







PCM
ESTATE AGENTS

19, Farmlands Close, St. Leonards-On-Sea, TN37 7UE

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Price £250,000

PCM Estate Agents are delighted to present to the market an opportunity to acquire this CHAIN FREE, TWO BEDROOM SEMI-DETACHED FAMILY HOME with OFF ROAD PARKING. Situated in this highly sought-after cul-de-sac within the popular Little Ridge region of St Leonards, within easy reach of the Conquest Hospital and local schooling facilities.

Accommodation comprises a lounge, KITCHEN-DINING ROOM with double doors to the garden, first floor landing, TWO BEDROOMS and a bathroom. The property also benefits from modern comforts including gas fired central heating and double glazing. Externally the property benefits from OFF ROAD PARKING to the front, as well as a PRIVATE REAR GARDEN.

Please contact the owners agents now to arrange your viewing and avoid disappointment.

DOUBLE GLAZED FRONT DOOR
Opening to:

LOUNGE
15'9 x 11'10 (4.80m x 3.61m)
Double glazed window to the front aspect, feature fire surround, staircase rising to upper floor accommodation with cupboard under stairs, built in cupboard housing meters, radiator, door to:

KITCHEN-DINER
11'10 x 8'8 (3.61m x 2.64m)
Double glazed window to rear aspect, part tiled walls, stainless steel inset sink, range of base units comprising of cupboards and drawers set beneath working surfaces, matching wall units, stainless steel chimney style cooker hood over stainless steel inset four ring gas hob, stainless steel single electric oven, plumbing for washing machine, radiator, double glazed double doors opening to the rear garden.

FIRST FLOOR LANDING
Doors to:

BEDROOM ONE
11'10 x 8'8 (3.61m x 2.64m)
Double glazed window to rear aspect, radiator.

BEDROOM TWO
11'9 x 9'3 max narrowing to 7'5 (3.58m x 2.82m max narrowing to 2.26m)
Double glazed window to front aspect, built in wardrobes, radiator and loft hatch.

BATHROOM
Double glazed frosted window to side aspect, part tiled walls, panelled bath with mixer tap and electric shower over, wash hand basin, low level dual flush wc, built in storage cupboard, airing cupboard housing wall mounted gas boiler, radiator.

FRONT GARDEN
Laid to lawn with shrubs, driveway providing off-road parking for multiple vehicles.

REAR GARDEN
Patio leading to gardens laid principally to lawn, surrounded by close board fencing, shrubs, side access and outside tap.

Council Tax Band: B


Russell Hobbs

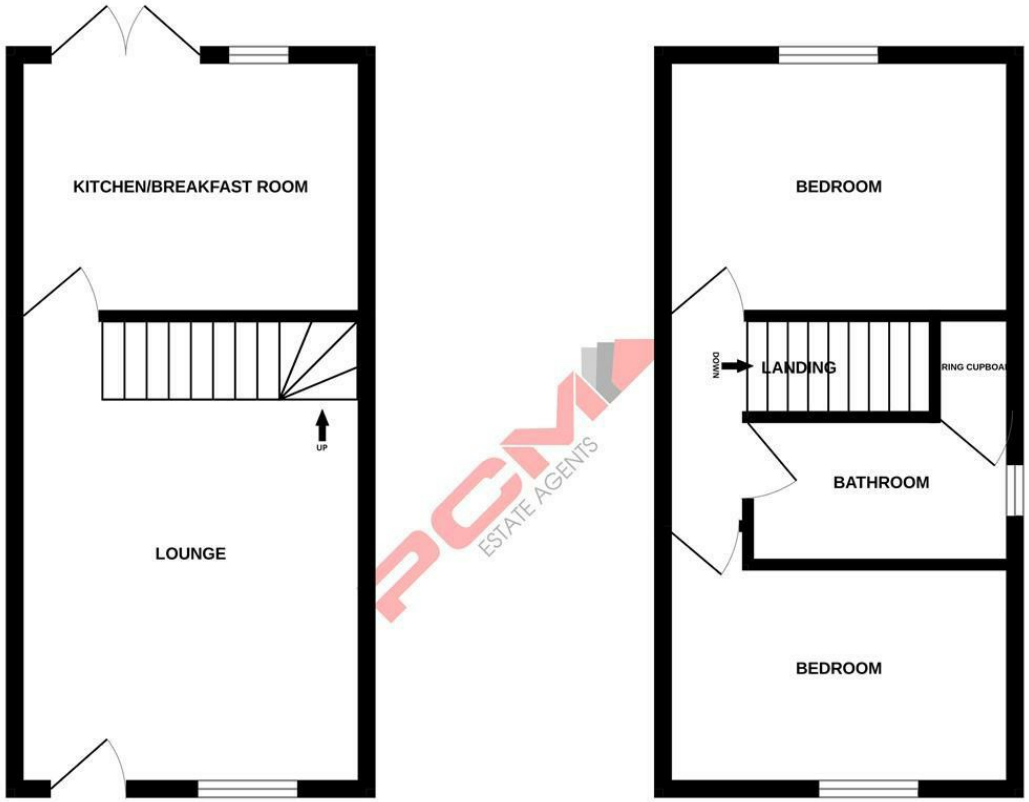




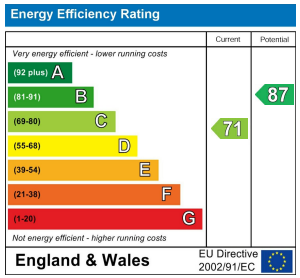


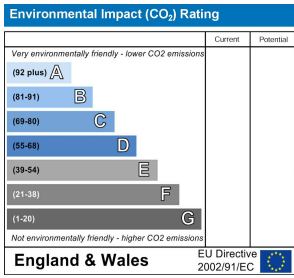
GROUND FLOOR

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 appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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