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**Offers In Excess Of £240,000**

PCM Estate Agents are delighted to offer to the market an opportunity to secure this SPACIOUS TWO DOUBLE BEDROOMED, TWO RECEPTION ROOM, SEMI DETACHED FAMILY HOME with well-presented FRONT AND REAR GARDENS located in this highly sought-after region of St Leonards, within close proximity to local schooling.

The property offers SPACIOUS ACCOMMODATION arranged over two floors comprising an entrance hallway, lounge, kitchen, SEPARATE DINING ROOM, first floor landing, TWO DOUBLE BEDROOMS and a SHOWER ROOM. Externally the property also boasts a GENEROUS FAMILY FRIENDLY REAR GARDEN, front garden, UTILITY ROOM and SEPARATE WC.

If you are looking for a SPACIOUS SEMI DETACHED FAMILY HOME in a highly sought-after location, look no further than this example and call the owners sole agents now to book your immediate viewing to avoid disappointment. CHAIN FREE

#### **PRIVATE FRONT DOOR**

Leading to;

#### **ENTRANCE HALLWAY**

Stairs rising to first floor accommodation, under stairs storage cupboard, radiator, door to;

#### **LOUNGE**

12'7 x 10'6 (3.84m x 3.20m)

Double glazed window to front aspect, radiator, feature fire surround, archway to;

#### **DINING ROOM**

9' x 8'8 (2.74m x 2.64m)

Double glazed window to rear aspect overlooking the garden, radiator, door to;

#### **KITCHEN**

9'11 x 9'7 (3.02m x 2.92m)

Comprising a range of eye and base level units with worksurfaces over, space for cooker, space and plumbing for dishwasher, space for fridge freezer, wall mounted gas fired boiler, stainless steel inset sink with mixer tap, door providing access to the garden, double glazed window to rear aspect.

#### **FIRST FLOOR LANDING**

Double glazed window to side aspect, loft hatch.

#### **BEDROOM**

11'10 x 8'7 (3.61m x 2.62m)

Storage cupboards, double glazed window to rear aspect, radiator.

#### **BEDROOM**

16' x 10'4 (4.88m x 3.15m)

Two double glazed windows to front aspect, radiator.

#### **SHOWER ROOM**

6'8 x 5'11 (2.03m x 1.80m)

Walk in double shower, wc wash hand basin, double glazed obscured window to rear aspect, part tiled walls.

#### **REAR GARDEN**

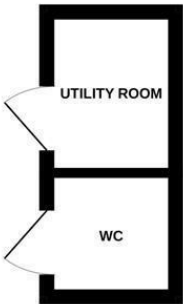
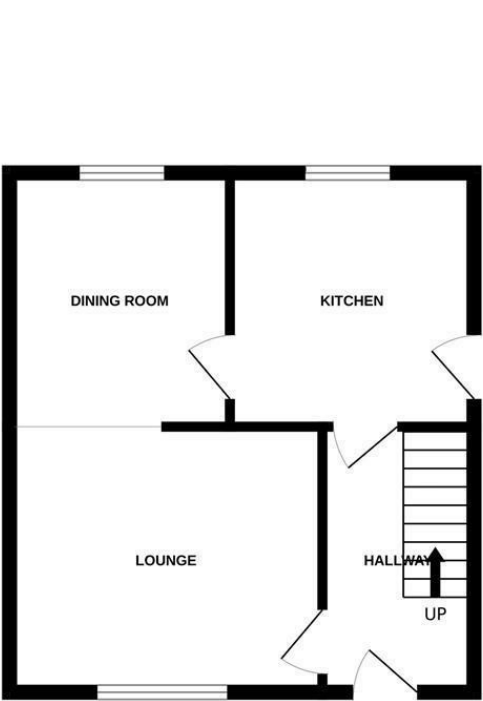
Private and secluded family friendly garden with patio area ideal for seating and entertaining and leading onto an area of lawn featuring a range of mature shrubs, fruit trees, plants and trees, enclosed fenced boundaries, side access to the front of the property. The garden also provides access to an external wc and utility room.

#### **FRONT GARDEN**

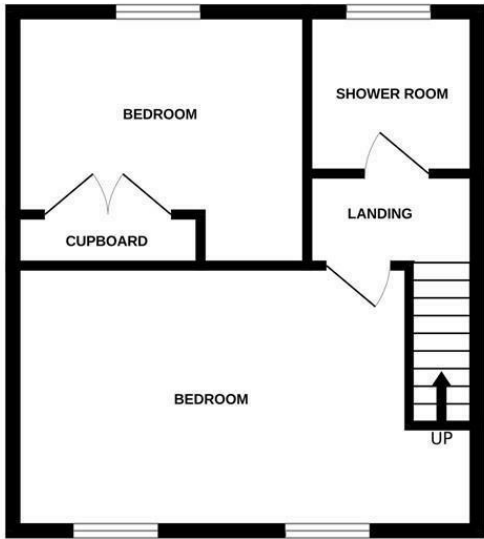
Laid to lawn and featuring a range of mature shrubs, plants, fenced boundaries, pathway with handrail leading to front door.



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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