



ESTATE AGENTS

69, Celandine Drive, St Leonards-on-sea, TN38 0GB

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Offers In Excess Of £250,000

PCM Estate Agents are delighted to present to the market this TWO DOUBLE BEDROOMED, MODERN COACH STYLE PROPERTY in superb decorative order throughout benefitting from having gas fired central heating and double glazing.

Accommodation comprises a LOUNGE/ DINING ROOM, modern kitchen with INTEGRATED APPLIANCES, two double bedrooms and a MODERN SHOWER ROOM. The property also has insulation, boarded LOFT SPACE ideal for storage and an 18ft x 10ft GARAGE with motorised up and over door and giving access to a UTILITY ROOM.

Conveniently located in this sought-after region of St Leonards, close to popular schooling establishments as well as Tesco Superstore on Churchwood Drive, also located close-by is Ponds Wood and the link road providing access to Bexhill.

Please call the owners agents now to book your immediate viewing to avoid disappointment.

PRIVATE DOUBLE GLAZED FRONT DOOR

Leading to;

ENTRANCE HALL

Stairs rising to accommodation.

OPEN PLAN LOUNGE/ DINING ROOM

17'1" x 12'2" (5.21 x 3.71)

Two double radiators, television point, telephone point, coving to ceiling, smoke alarm, double glazed window to front aspect, partially open plan to kitchen.

KITCHEN

10'8" x 5'5" (3.25 x 1.65)

Modern kitchen fitted with a range of eye and base level cupboards and drawers with granite effect complimentary work surfaces over, four ring electric hob with electric oven below and fitted cooker hood over, inset one ½ bowl drainer/ sink unit with mixer tap, integrated dishwasher and fridge freezer, part tiled walls, tiled flooring, inset down lighting, under cupboard lighting, smoke alarm, double glazed pattern glass window to rear aspect.

INNER HALL

Large storage cupboard, doors to both bedrooms and shower room.

BEDROOM ONE

14'2" max x 8'5" (4.32 max x 2.57)

Double radiator, built in wardrobe, television point, double glazed window to front aspect.

BEDROOM TWO

10'3" x 9'4" (3.12 x 2.84)

Point for broadband, television point, double radiator, television point, loft hatch providing access to loft space (pull down ladder, insulated, partially boarded and lighting), double glazed window to front aspect.

SHOWER ROOM

Modern shower room, walk in shower enclosure with shower, wash hand basin with mixer tap, dual flush low level wc, part tiled walls, double radiator, shaver point, inset down lighting, part tiled walls, slip resistant flooring, extractor for ventilation, double glazed pattern glass window to front aspect.

GARAGE

18'3" x 10'9" (5.56 x 3.28)

Electric up and over door, window to rear aspect, wall mounted consumer unit for the electrics, water tap, power and light, door to;

UTILITY ROOM

Wall mounted boiler, space and plumbing for washing machine and lighting.

TENURE

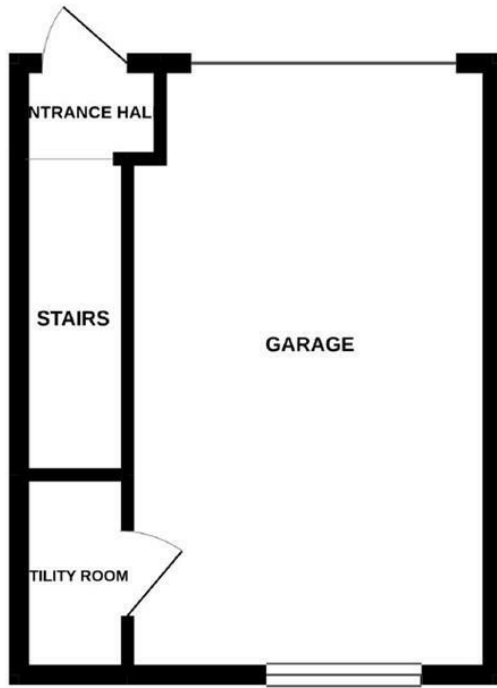
The Coach House tenure is leasehold with the remainder of a 999 year lease, however the freehold is also owned under the title of this property and includes the garage. There are two other garages set beneath the Coach House that belong to number 65 and number 67 Celandine Drive.

There is no ground rent payable, however there would be a contribution of the 1/6 share of the buildings insurance and also any external maintenance.

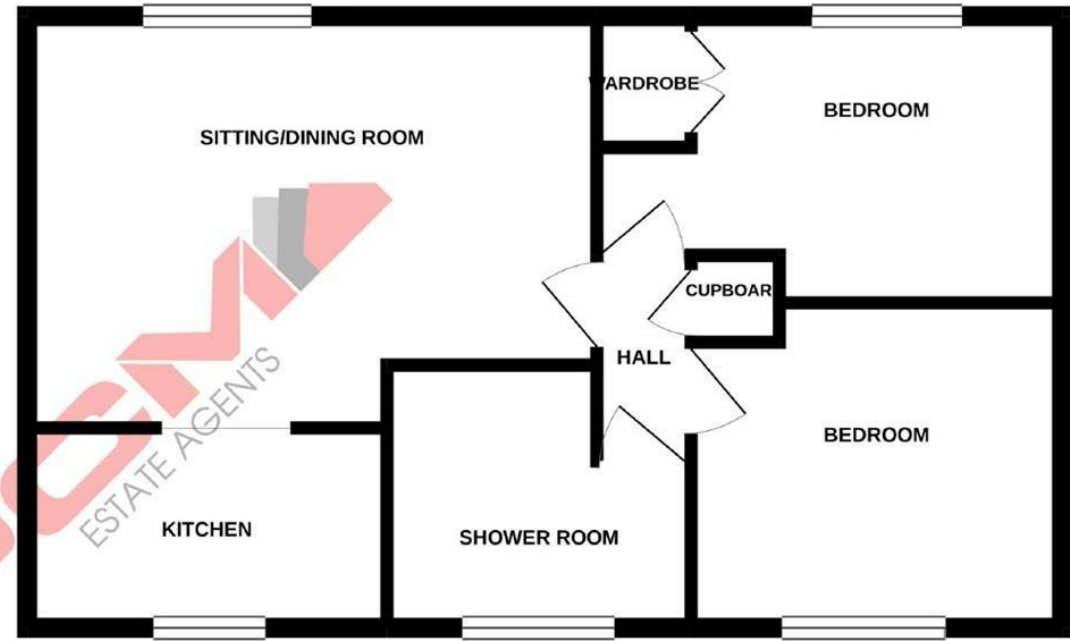
Council Tax Band:



STREET LEVEL



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