



ESTATE AGENTS

**5, Twyford Crescent, St. Leonards-On-Sea, TN37 7JA**

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**Price £260,000**

Offered to the market CHAIN FREE, PCM Estate Agents are delighted to present to the market an opportunity to acquire this TWO BEDROOM CHALET STYLE TERRACED HOUSE tucked away in this favourable quiet cul-de-sac location within St Leonards.

The property is IN NEED OF SOME UPDATING but does offer potential to improve. This well-proportioned home benefits from double glazed windows and accommodation comprising an entrance lobby opening to an entrance hallway with ample storage space, GOOD SIZED LOUNGE-DINING ROOM, kitchen, GROUND FLOOR BEDROOM & BATHROOM in addition to a LARGE BEDROOM to the first floor with a spacious landing providing ample storage space.

Located close to local amenities and bus routes with LEVEL FRONT AND REAR ACCESS, this property is ideal for anyone looking to downsize or to as a starter home for a first time buyer.

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

### **DOUBLE GLAZED FRONT DOOR**

Opening to:

### **LOBBY**

Further wooden partially glazed door opening to:

### **ENTRANCE HALL**

Under stairs storage cupboard, stairs rising to upper floor accommodation, coving to ceiling.

### **LOUNGE-DINING ROOM**

16'7 x 11' (5.05m x 3.35m)

Double glazed bow window to front aspect, television and telephone points, door to:

### **KITCHEN**

9'8 x 9'5 (2.95m x 2.87m)

Fitted with a range of eye and base level cupboards and drawers with worksurfaces over, space for electric cooker, inset drainer-sink unit, space and

plumbing for washing machine, space for fridge freezer, pantry style cupboard, part tiled walls, double glazed window and door to rear aspect with a pleasant outlook and access onto the garden.

### **BEDROOM**

13'2 x 9'9 (4.01m x 2.97m)

Built cupboard, double glazed windows and French doors to rear aspect allowing for a pleasant outlook and access onto the garden.

### **DOWNSTAIRS BATHROOM**

Panelled bath with Victorian style mixer tap and shower attachment, pedestal wash hand basin, low level wc, part tiled walls, wall mounted electric radiator, double glazed pattern glass window to front aspect.

### **FIRST FLOOR LANDING**

Loft hatch providing access to loft space, airing cupboard, access to large area of eaves storage.

### **BEDROOM**

14'4 max x 13'9 (4.37m max x 4.19m)

Wooden floorboards, built in wardrobe, built in cupboard, double glazed window to front aspect.

### **FRONT GARDEN**

Expansive with block paved path leading to the front door, area of lawn to the side and hedged boundaries.

### **REAR GARDEN**

In need of some cultivation but offering ample outside space with fenced boundaries, gated access to the rear with passage leading to:

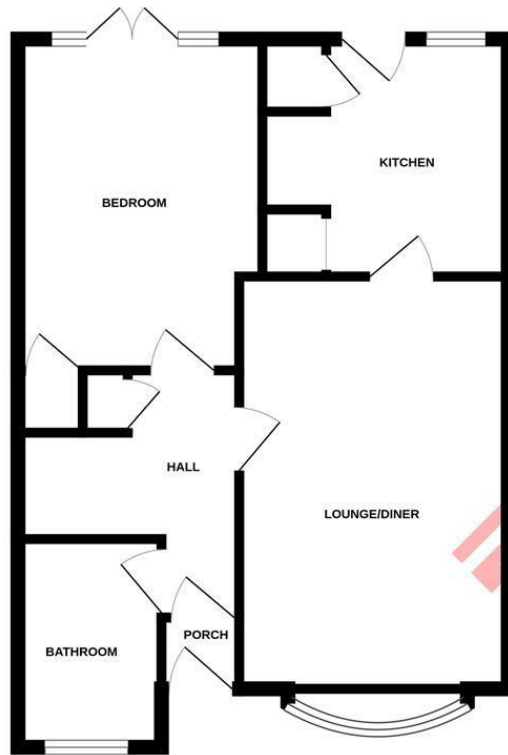
### **GARAGE**

Up and over door.

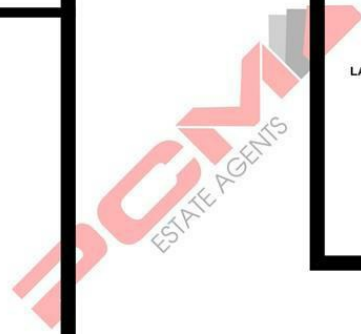
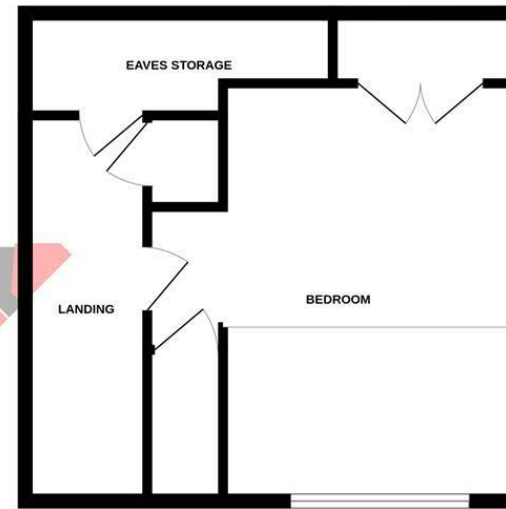
Council Tax Band: C



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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		34	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	