



ESTATE AGENTS

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Offers In Excess Of £300,000

PCM Estate Agents are delighted to bring to the market an opportunity to purchase this SEMI-DETACHED FAMILY HOME offering THREE GOOD SIZED BEDROOMS, SITTING ROOM and KITCHEN-DINER. Outside, the GARDEN is LEVEL and enjoys outbuildings including a BAR.

The property is in good order and benefits from central heating, double glazing, STORE ROOM and DOWNSTAIRS CLOAKROOM, and also has an area of hard-standing to the front providing OFF ROAD PARKING.

Located in the Hollington area, these properties are sought-after for those seeking a GOOD SIZED FAMILY HOME that is close to all amenities. CHAIN FREE

Call now to arrange your appointment to view.

DOUBLE GLAZED FRONT DOOR

Leading to:

ENTRANCE PORCH

Further door to:

ENTRANCE HALL

Built in storage, stairs to upper floor accommodation, additional under stairs storage, radiator.

LIVING ROOM

12'11 x 12'9 (3.94m x 3.89m)

Feature fireplace with fitted electric fire and mantle over, radiator, double glazed window to rear aspect.

KITCHEN-DINER

18'11 x 10'2 (5.77m x 3.10m)

Fitted with modern units and comprising a one & ½ bowl sink unit with cupboards beneath, range of matching base units and worksurfaces, larder cupboard, built in wine fridge, integrated electric oven and hob with feature extractor over, further space for microwave, integrated dishwasher, breakfast bar, tiled floor, radiator, inset spotlights to ceiling, return door to living room, double glazed window to front aspect, double glazed French doors opening to the rear garden, additional double glazed door to side opening to:

STORE ROOM

10' x 8'6 (3.05m x 2.59m)

Tiled floor, wall mounted gas fired combination boiler, radiator, space and plumbing for washing machine, appliance space, double glazed doors to front and rear.

CLOAKROOM

Comprising a low level wc, wash basin with vanity unit, radiator.

FIRST FLOOR LANDING

Linen cupboard, double glazed window to the front aspect.

BEDROOM ONE

11'10 x 10'7 (3.61m x 3.23m)

Built in wardrobes, radiator, double glazed window to rear aspect.

BEDROOM TWO

10'8 x 8'65 (3.25m x 2.44m)

Built in wardrobes, radiator, double glazed window to rear aspect.

BEDROOM THREE

8'5 x 8'3 (2.57m x 2.51m)

Radiator, double glazed window to front aspect.

BATHROOM

Modern suite comprising a panelled bath with mixer tap, wall mounted multi-jet shower unit with fitted shower screen, pedestal wash hand basin, wc, heated towel rail, double glazed window to side aspect.

OUTSIDE - FRONT

Off road parking space. further area of shingled garden.

REAR GARDEN

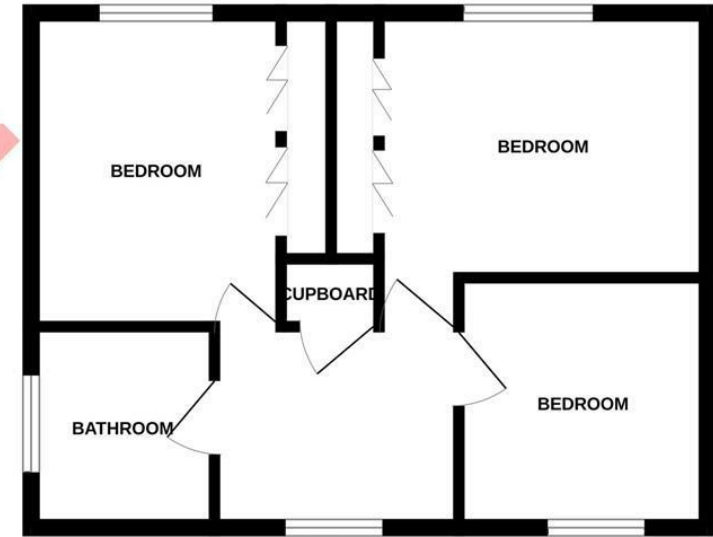
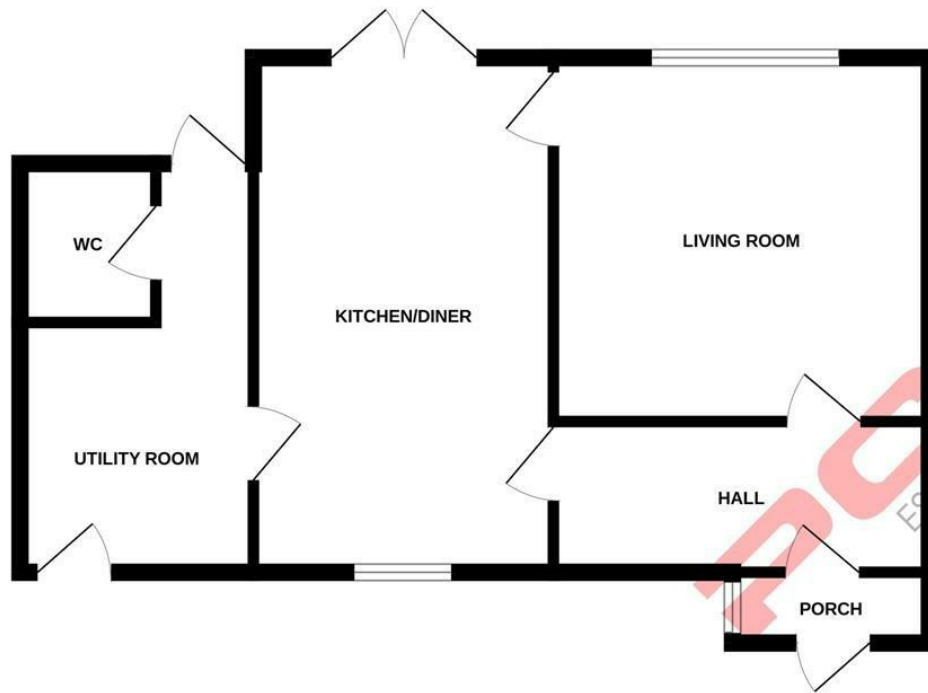
Level and enclosed panelled fencing, various outbuildings including a shed, summer house and further building currently used as a BAR area with fitted bar and seating.

Council Tax Band: B



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			76
(81-91) B			
(69-80) C			
(55-68) D		59	
(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			76
(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	

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.