



ESTATE AGENTS

**Mews House, 50D, Sedlescombe Road South, St.
Leonards-on-sea, TN38 0TJ**

Web: www.pcmestateagents.co.uk
Tel: 01424 839111

Price £315,000

Situated in this highly sought-after and convenient location is this THREE BEDROOM ATTACHED PROPERTY offering superb accommodation throughout with benefits including GAS CENTRAL HEATING, DOUBLE GLAZING, superb LOUNGE/ KITCHEN/ DINER with INTEGRATED QUALITY APPLIANCES AND BI-FOLD DOORS opening to the PRIVATE GARDENS, ground floor shower room and wc, EN SUITE BATHROOM and wc, TWO BEDROOMS to the first floor and a ground floor bedroom also. Enclosed PRIVATE REAR GARDENS with a superb lower patio area enjoying an excellent degree of seclusion and TWO ALLOCATED OFF ROAD PARKING SPACES.

Situated within reach of the nearby local shopping facilities in Silverhill including the ASDA Superstore, local schools and bus routes to Hastings town centre with its comprehensive range of shopping, sporting, recreational facilities, mainline railway station, seafront and promenade.

The only way to truly appreciate this SUPERB HOME having been constructed to exacting and high standards with high quality fitments throughout is to arrange an immediate viewing via the owners agents. Call now to avoid disappointment.

PART DOUBLE GLAZED FRONT DOOR

Leading to;

ENTRANCE HALL

Staircase rising to upper floor accommodation with cupboard under stairs, radiator, inset ceiling spotlighting.

LOUNGE/ KITCHEN/ DINER

17'1" x 14'11" (5.21 x 4.55)

Double glazed window to side aspect, double glazed bi-folding doors opening to rear garden (described later), kitchen area with inset one ½ bowl sink with mixer tap over, range of high gloss modern base units comprising cupboard and drawers set beneath working surfaced, matching wall units over, integrated cooker hood over Smeg inset four ring induction hob, Smeg integrated oven, integrated fridge freezer, integrated wine cooler, integrated dishwasher, breakfast bar, inset ceiling spotlighting, return door to hallway.

BEDROOM

10'3" x 7'5" (3.12 x 2.26)

Skylight window to side aspect, radiator, return door to hallway.

SHOWER ROOM

Skylight window to side aspect, tiled walls, tiled shower cubicle, wash hand basin with mixer taps over set into unit beneath, low level wc, heated towel rail/ radiator, cupboard housing wall mounted gas boiler and plumbing for washing machine, tiled floor, inset ceiling spotlighting, return door to hallway.

FIRST FLOOR LANDING

Skylight window to side aspect.

BEDROOM

11'7" max x 8'9" max (3.53 max x 2.67 max)

Windows to side aspect, radiator, return door to landing. Door to;

EN SUITE BATHROOM

Double glazed porthole window to front aspect, part tiled walls, panelled bath with mixer spray attachment, temporary style wash hand basin with mixer tap over set into vanity unit beneath extending over further cupboard with top, low level wc, heated towel rail/ radiator, tiled floor, inset ceiling spotlighting, return door to bedroom.

BEDROOM

9'2" max x 6'7" max (2.79 max x 2.01 max)

Skylight window to side aspect, radiator, built in cupboard, return door to hallway.

REAR GARDEN

Private rear garden with good size patio area offering good seclusion, outside power point and exterior light, steps up to gardens laid to lawn enclosed by a mixture of walling and fencing with shrubs, side access gate.

To the rear of the property are two allocated parking spaces.

AGENTS NOTE

We are advised by the owners that there is a 5 year Architect certificate guarantee on the property.

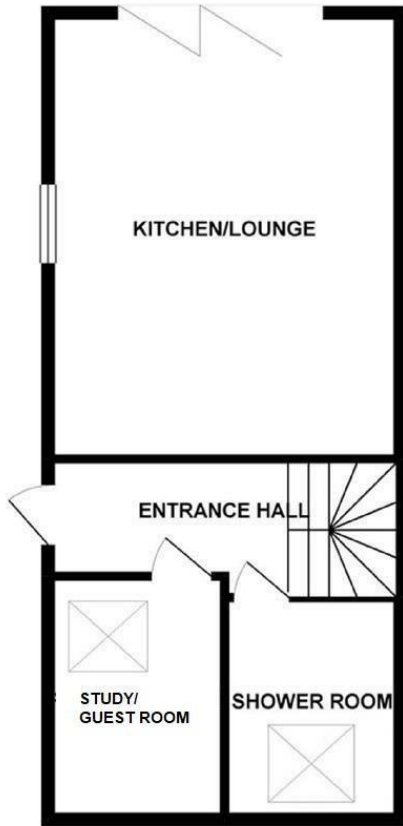
Also a ¼ share maintenance for external communal areas.

AGENTS NOTE

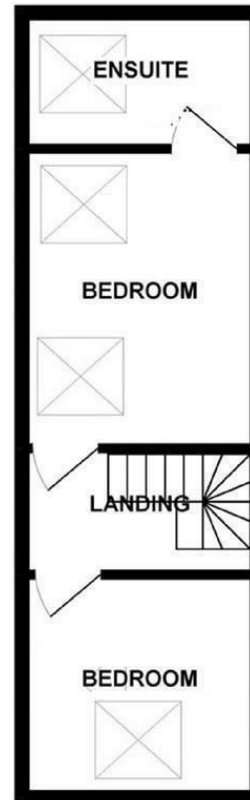
Please note that some of the images used are that of when the current vendor purchased the property.



GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA: 71.17 sq. m. (766.12 sq. ft.) approx.

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 is given 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			96
(81-91) B		82	
(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			98
(81-91) B		85	
(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	