



ESTATE AGENTS

**1, Arnside Road, St. Leonards-On-Sea, TN38 8AB**

Web: [www.pcmestateagents.co.uk](http://www.pcmestateagents.co.uk)  
Tel: 01424 839111

**Price £225,000**

PCM Estate Agents offer to market this TWO BEDROOM SEMI DETACHED HOUSE located in a highly sought-after region of West St Leonards, within close proximity to St Leonards seafront. Offered to the market CHAIN FREE.

Offering spacious accommodation over two floors comprising a porch, entrance hallway, lounge, SEPARATE KITCHEN-DINER leading onto the garden, first floor landing, TWO BEDROOMS and a family bathroom. Externally the property benefits from a private and secluded FAMILY FRIENDLY REAR GARDEN.

Located on a RARELY AVAILABLE ROAD within St Leonards, situated close to the seafront, West St Leonards station and also considered to be within easy reach of central St Leonards, Hastings town centre and Bexhill.

Please call now to arrange your immediate viewing to avoid disappointment.

#### **PRIVATE FRONT DOOR**

Leading to:

#### **ENTRANCE PORCH**

Window to front aspect, door to:

#### **ENTRANCE HALLWAY**

Stairs rising to first floor accommodation, radiator, double glazed window to side aspect, door to:

#### **LOUNGE**

13'9 max x 12'2 max (4.19m max x 3.71m max)

Double glazed window to front aspect, gas fireplace, radiator, door to:

#### **KITCHEN-DINER**

19' narrowing to 8'11 x 14'1 max (5.79m narrowing to 2.72m x 4.29m max)

L shaped room with double glazed French doors to rear aspect leading onto the garden, comprising a range of base level units with worksurfaces over, stainless steel inset sink with mixer tap, space for under counter appliances, storage cupboards built into recess, five ring gas hob with oven and grill below, windows to both and rear aspects, further Velux window to rear aspect.

#### **FIRST FLOOR LANDING**

Loft hatch, double glazed window to side aspect.

#### **BEDROOM**

13'9 max x 11'1 (4.19m max x 3.38m)

A range of built in storage cupboards and wardrobes, radiator, double glazed window to front aspect.

#### **BEDROOM**

8'11 x 7' (2.72m x 2.13m)

Storage cupboards built into recess, radiator, double glazed window to rear aspect.

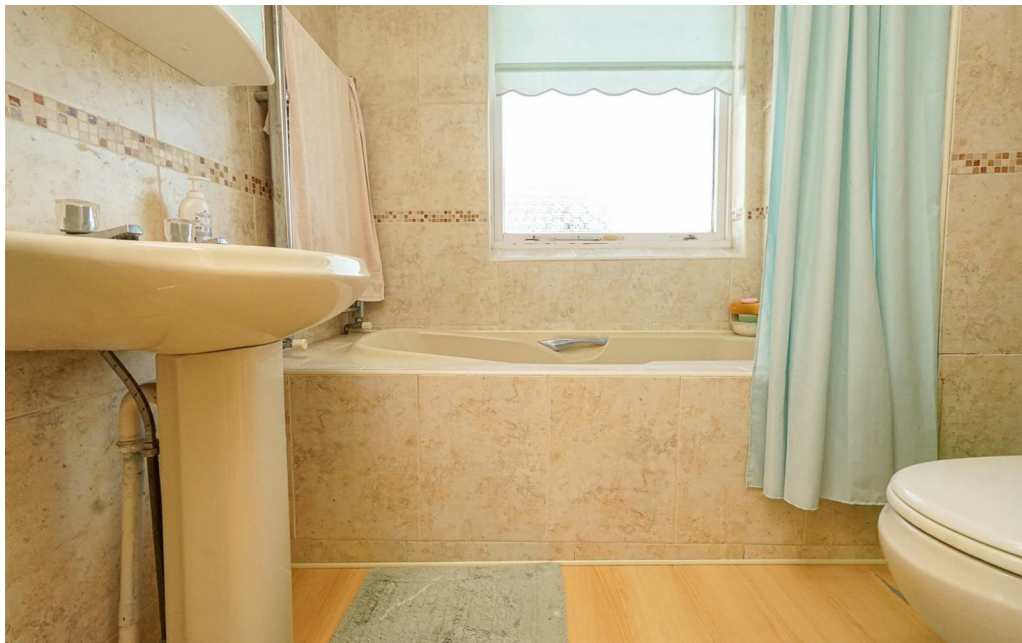
#### **BATHROOM**

Panelled bath with mixer tap and shower attachment, wc, wash hand basin, chrome ladder style radiator, tiled walls, obscured window to rear aspect.

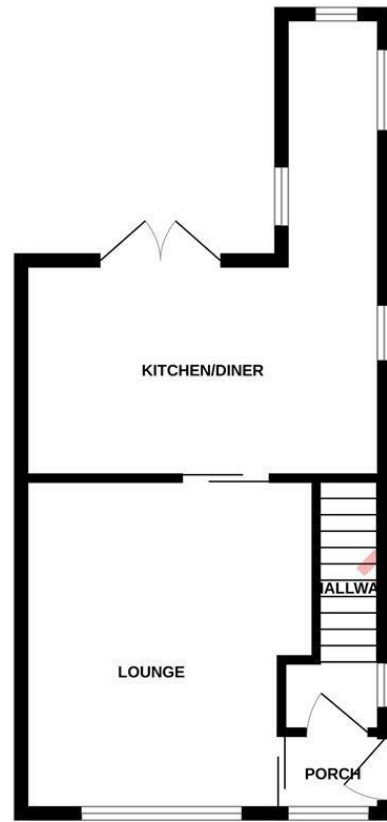
#### **REAR GARDEN**

Private and secluded, mainly paved with enclosed fenced boundaries and large storage shed/ summer house.

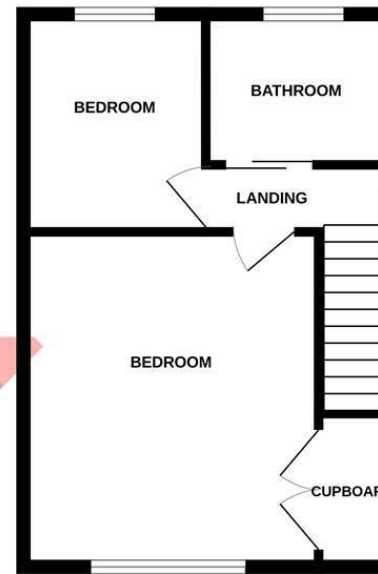
Council Tax Band: A



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.  
Made with Metropix ©2024

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.

