



ESTATE AGENTS

21, Towerscroft Avenue, St. Leonards-On-Sea, TN37 7JE

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

Price £400,000

PCM Estate Agents are delighted to present to the market an opportunity to secure this EXTENDED SEMI DETACHED THREE/ FOUR BEDROOMED HOUSE located on this sought-after road within St Leonards offering benefits including gas fired central heating, double glazing, DRIVEWAY and GARAGE.

Occupying a CORNER PLOT position with GOOD SIZED REAR GARDEN, this FAMILY HOME must be viewed to fully appreciate the overall spacious accommodation comprising an entrance hall, DOWNSTAIRS SHOWER ROOM, lounge, kitchen, ADDITIONAL RECEPTION/ BEDROOM FOUR, upstairs landing, THREE FURTHER BEDROOMS all with built in wardrobes and a modern family bathroom.

Located within easy reach of popular schooling establishments as well as access roads leading in and out of Hastings town centre with its comprehensive range of shopping, sporting, recreational facilities, mainline railway station, seafront and promenade. Also located within close proximity to bars and a number of amenities located within the Little Ridge and Silverhill location.

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

DOUBLE GLAZED FRONT DOOR

Leading to;

ENTRANCE HALL

Stairs rising to upper floor accommodation, wood laminate flooring, two radiators, telephone point, coving to ceiling, down lights, door to;

DOWNSTAIRS SHOWER ROOM

Walk in shower enclosure with electric shower, low level wc, chrome ladder style heated towel rail, part tiled walls, tiled flooring, double glazed pattern glass window to front aspect.

LIVING ROOM

16'5 x 11'8 (5.00m x 3.56m)

Coving to ceiling, television point, fireplace, under stairs storage cupboard, radiator, double glazed window to side aspect, door to;

ADDITIONAL RECEPTION ROOM/ BEDROOM FOUR

9'6 x 8'9 (2.90m x 2.67m)

Vertical radiator, coving to ceiling, double glazed French doors to side aspect providing access and a pleasant outlook onto the garden.

KITCHEN

16'4 x 10'6 (4.98m x 3.20m)

Part tiled walls, tiled flooring, coving to ceiling, down lights, radiator. Fitted with a range of eye and base level cupboards and drawers with work surfaces over, space for range style gas cooker (current SMEG cooker not incorporated within the sale), ceramic butler sink with mixer tap, space and plumbing for washing machine and tumble dryer, space for tall fridge freezer, integrated dishwasher, down lights, double aspect room with double glazed window to side and front aspects both overlooking the garden, double glazed door providing access to garden.

FIRST FLOOR LANDING

Loft hatch providing access to loft space, door to;

BEDROOM

13'5 x 9'7 (4.09m x 2.92m)

Built in cupboard/ wardrobe, coving to ceiling, radiator, down lights, double glazed window to side aspect.

BEDROOM

9'6 x 9'6 (2.90m x 2.90m)

Coving to ceiling, built in wardrobe, radiator, double glazed window to side aspect having views over the garden and far reaching views over St Leonards.

BEDROOM

9'9 x 6'10 (2.97m x 2.08m)

Radiator, coving to ceiling, built in wardrobe, double glazed window to side aspect.

BATHROOM

Panelled bath, low level wc, pedestal wash hand basin with mixer tap, tiled walls, tiled flooring, chrome ladder style heated towel rail, double glazed pattern glass window to side aspect.

FRONT AND SIDE GARDEN

Offering a corner plot position with lawned gardens extending off the front and to the side elevation, block paved path provides access to the front door with a canopied porch area. To the left hand side boundary there is a driveway providing room for one car and access to a garage. There is also gated access from the drive to;

REAR GARDEN

Extending off the side elevation with two sections of lawn, combination of decked patio and stone patio, personal door into garage, range of mature plants and shrubs, shed.

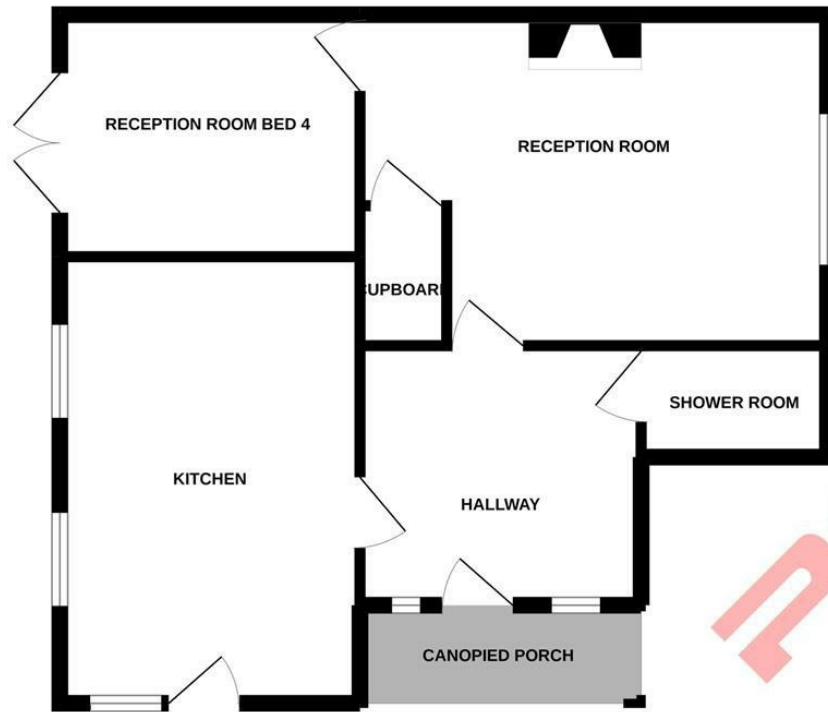
GARAGE

Up and over door, window to rear, personal door to garden.

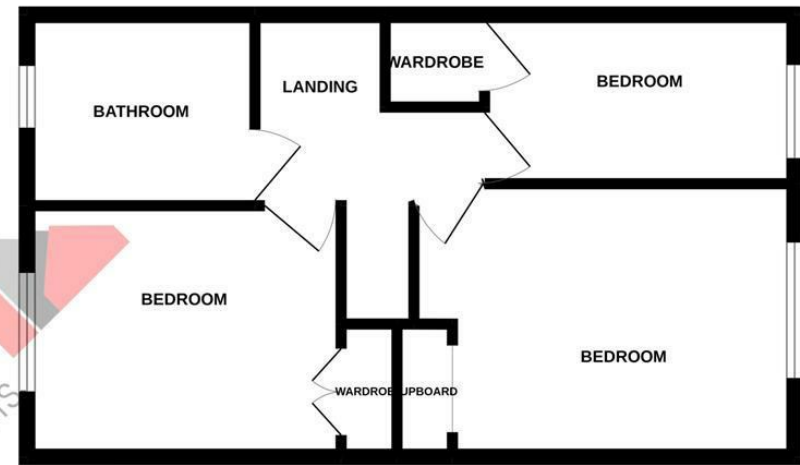
Council Tax Band: D



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			
(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		

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.