



ESTATE AGENTS

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Offers In Excess Of £325,000

PCM Estate Agents are delighted to offer for sale this THREE BEDROOM SEMI-DETACHED HOUSE with GENEROUS GARDEN located in this highly sought-after region of St Leonards, within close proximity to central St Leonards, Warrior Square and the seafront. Offered to the market CHAIN FREE.

Offering SPACIOUS ACCOMODATION throughout comprising an entrance hallway, LOUNGE with FEATURE FIREPLACE, separate KITCHEN-DINER, conservatory, UTILITY ROOM, first floor landing, THREE BEDROOMS and a family bathroom. Externally the property boasts a GENEROUS REAR GARDEN which features a LARGE AREA OF DECKING ideal for seating and entertaining in addition to an area of front garden.

The property is conveniently located within close proximity to St Leonards Warrior Square with its mainline railway station, in addition to many boutique shops, bars and restaurants that central St Leonards has to offer and the seafront.

This property is considered an IDEAL FAMILY HOME, please call now to arrange your immediate viewing to avoid disappointment.

PRIVATE FRONT DOOR

Leading to:

ENTRANCE HALLWAY

Stairs rising to first floor accommodation, two under stairs storage cupboards, radiator, side door providing access to garden, double glazed window to front aspect.

LOUNGE

13'8 max x 13'5 (4.17m max x 4.09m)

Feature fireplace, double glazed bay window to front aspect, radiator.

KITCHEN-DINER

13'7 x 12'4 (4.14m x 3.76m)

Comprising a range of eye and base level units with worksurfaces over, four ring electric hob with extractor above and oven below, stainless steel inset sink with mixer tap, dining area offering ample space for dining table and chairs, feature fireplace, radiator, window and double doors to rear aspect leading to:

CONSERVATORY

9'10 x 6'3 (3.00m x 1.91m)

Double glazed windows to both side and rear aspects overlooking the garden, door providing access to garden.

UTILITY ROOM

6'1 x 5'11 (1.85m x 1.80m)

Wall mounted gas fired boiler, ample space for appliances, double glazed window to rear aspect.

FIRST FLOOR LANDING

Loft hatch, double glazed obscured window to side aspect.

BEDROOM

12'5 x 11'6 (3.78m x 3.51m)

Double glazed window to front aspect, radiator.

BEDROOM

12'7 x 12'3 (3.84m x 3.73m)

Double glazed window to rear aspect, radiator.

BEDROOM

8'1 max x 7'1 (2.46m max x 2.16m)

Double glazed window to front aspect, radiator.

BATHROOM

7' x 5'10 (2.13m x 1.78m)

Panelled bath with mixer tap and shower attachment, shower screen, wash hand basin, wc, radiator, tiled walls, double glazed obscured window to rear aspect.

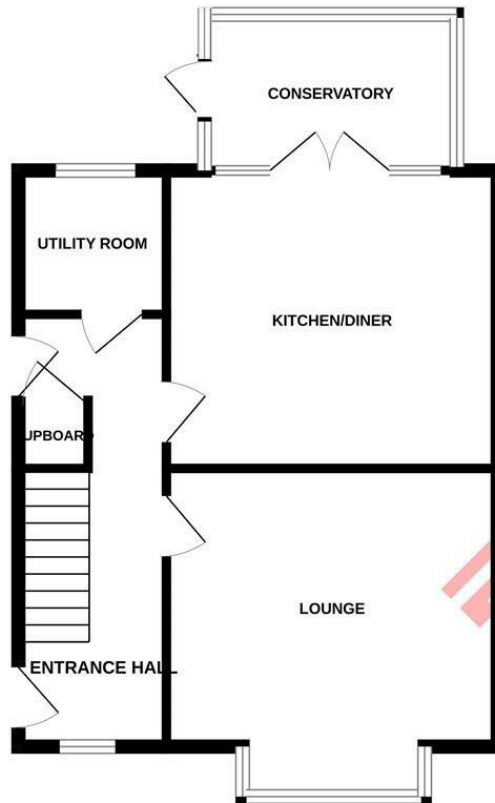
REAR GARDEN

Large decked area ideal for seating and entertaining which leads out to the main garden which would benefit from some cultivation and features a patio area, storage shed and enclosed fenced boundaries with side access to the front of the property.

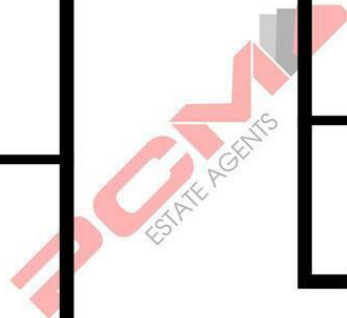
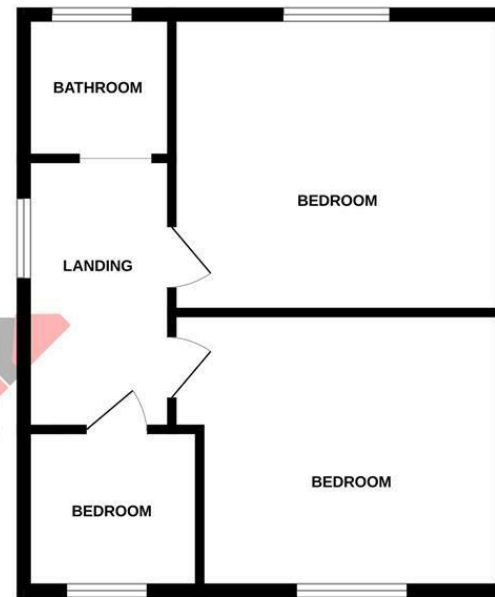
Council Tax Band: C



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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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			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		67	86
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		