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Offers In Excess Of £300,000

PCM Estate Agents are delighted to present to the market an opportunity to secure this well-presented THREE BEDROOM TERRACED FAMILY HOME located within this popular region of St Leonards, within close proximity to local schooling.

The property offers GOOD SIZED FAMILY ACCOMMODATION arranged over two floors comprising a spacious entrance lobby, DOUBLE ASPECT LIVING ROOM with LOG BURNER, kitchen-dining room, DOWNSTAIRS WC, upstairs landing, THREE BEDROOMS and a bathroom. To the rear is an ENCLOSED PRIVATE GARDEN with patio and lawn, whilst to the front is a block paved area providing potential for off road parking subject to relevant planning consents for a dropped kerb.

The house is conveniently located in St Leonards close to popular schooling establishment and also bus routes that provide access to Hastings town centre with its comprehensive range of shopping, sporting, recreational facilities, mainline railway station, seafront and promenade.

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

PRIVATE FRONT DOOR

Leading to:

LARGE ENTRANCE PORCH

11'9" x 5'3" (3.58m x 1.60m)

Double glazed window to front aspect, vaulted ceiling, tiled floor, part glazed door to:

ENTRANCE HALL

Staircase rising to upper floor accommodation, central heating thermostat, double glazed window to front aspect, large walk in storage cupboard.

CLOAKROOM

Part tiled walls, low level WC, extractor fan, inset ceiling spot lighting, tiled floor.

KITCHEN/DINER

13'6" max x 13'4" max (4.11m max x 4.06m max)

Double glazed window to rear aspect, part tiled walls, inset 1½ bowl sink with mixer tap over, range of modern high glossed base units comprising cupboards and drawers set beneath working surfaces, fitted high gloss units above, under

cupboard lighting, glass display unit, stainless steel and glass chimney style cooker hood over range cooker with eight burner gas top and double oven and grill beneath, gas point, cooker point, plumbing for washing machine, integrated dishwasher, inset ceiling spot lighting, under stairs storage cupboard, radiator, tiled floor, double glazed door opening to rear garden.

LOUNGE

17'5" x 10'7" max (5.31m x 3.23m max)

Double glazed window to front aspect, recessed chimney breast with stone feature hearth and fitted wood burning stove, double glazed double doors opening to rear garden, radiator, return door to hallway.

FIRST FLOOR LANDING

Double glazed window to rear aspect, radiator, airing cupboard housing wall mounted gas boiler.

BEDROOM ONE

13'3" max x 11'10" max (4.04m max x 3.61m max)

Double glazed window to front aspect, radiator, fitted shelving.

BEDROOM TWO

11'9" max x 10'8" max (3.58m max x 3.25m max)

Double glazed window to front aspect, radiator.

BEDROOM THREE

8'9" max x 8'9" max (2.67m max x 2.67m max)

Double glazed window to rear aspect, radiator, built in cupboard.

BATHROOM

Double glazed window to rear aspect, part tiled walls, modern white suite comprising panelled bath with over bath rain water shower with mixer spray attachment and fitted shower screen, wash hand basin set into vanity unit beneath extending over low level WC to side with fitted wall units with mirrors, heated towel rail/radiator, inset ceiling spot lighting, extractor fan.

FRONT GARDEN

Block paved and shrubs.

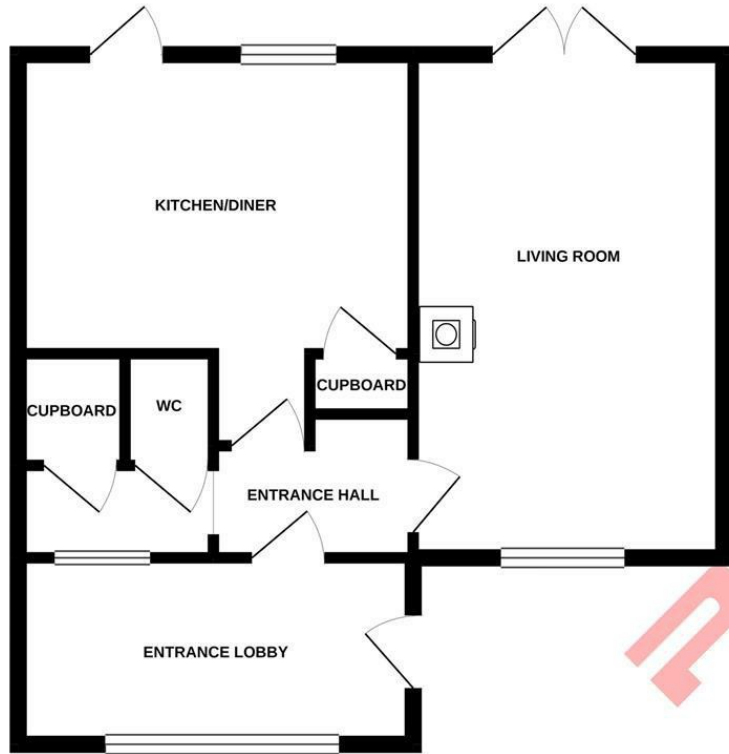
REAR GARDEN

Beautifully landscaped with good size patio area with in built brick BBQ with steps up to gardens laid to lawn with flowerbeds and shrubs, backing on to school grounds and shed.

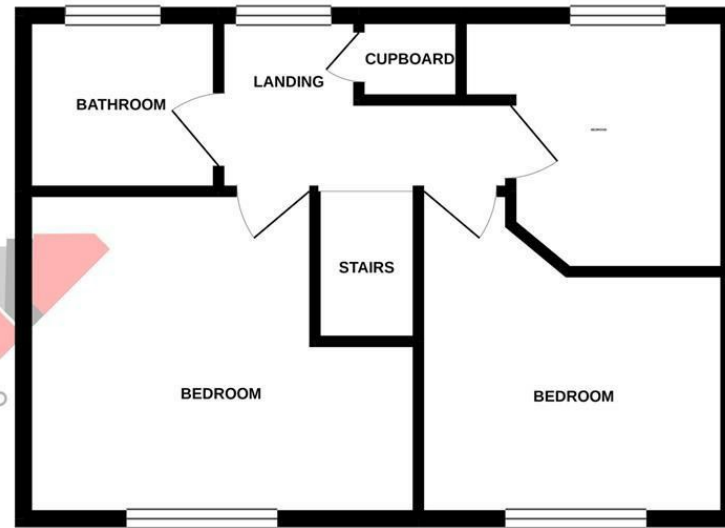
Council Tax Band: B



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			
(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.