



ESTATE AGENTS

**51, Willingdon Close, St. Leonards-On-Sea, TN38 9HG**

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**Offers In The Region Of £250,000**

PCM Estate Agents are delighted to present to the market this CHAIN FREE spacious THREE BEDROOM END OF TERRACED HOUSE, located in a cul-de-sac position within the Hollington region of St Leonards, close to schooling establishments and nearby local amenities.

Inside, the property offers accommodation arranged over two floors comprising a spacious entrance hall with AMPLE STORAGE SPACE, DOWNSTAIRS WC, 17ft LOUNGE-DINER, kitchen, upstairs landing, THREE GOOD SIZED BEDROOMS one of which having BUILT IN WARDEOBES and a main family bathroom. The property is IN NEED OF MODERNISATION but offers POTENTIAL FOR IMPROVEMENT. The REAR GARDEN also provides access to a COMMUNAL CAR PARK on a first come first served basis.

Please call the owners agents now to book your viewing.

### **DOUBLE GLAZED FRONT DOOR**

Opening onto:

### **SPACIOUS ENTRANCE HALL**

Built in double cupboard, doors to:

### **DOWNSTAIRS WC**

Double glazed pattern glass window to front aspect, low level wc.

### **LOUNGE-DINER**

17'6 x 17' (5.33m x 5.18m)

Dual aspect with a double glazed window to side and two double glazed windows to rear, double glazed door to garden, stairs rising to upper floor accommodation.

### **KITCHEN**

10'2 x 9'7 (3.10m x 2.92m)

Fitted with a matching range of eye and base level cupboards and drawers with worksurfaces over, inset drainer-sink unit with mixer tap, space for electric cooker, space for tall fridge freezer, double glazed window to front aspect.

### **FIRST FLOOR LANDING**

Doors to:

### **BEDROOM ONE**

12'2 x 9'8 (3.71m x 2.95m)

Exposed wooden floorboards, built in wardrobes, double aspect room with double glazed window to side and double glazed window to front.

### **BEDROOM TWO**

12'9 x 10'2 (3.89m x 3.10m)

Dual aspect with double glazed window to side, double glazed window to rear.

### **BEDROOM THREE**

7'6 x 7'2 (2.29m x 2.18m)

Exposed wood floorboards, double glazed window to rear aspect.

### **BATHROOM**

Panelled bath, low level wc, pedestal wash hand basin, double glazed window to front aspect.

### **OUTSIDE - FRONT**

Shared path leading to the front door, section of lawn to the side, gated access to garden.

### **REAR GARDEN**

Stone/paved patio, fenced boundaries, gated side access to front, rear pedestrian access to:

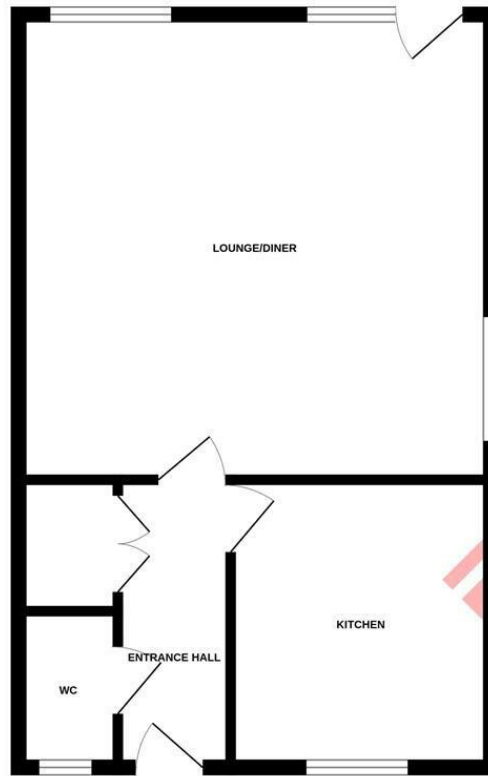
### **CAR PARK**

Parking on a first come first served basis.

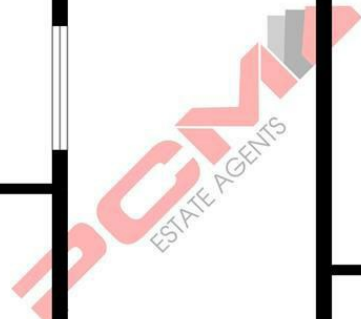
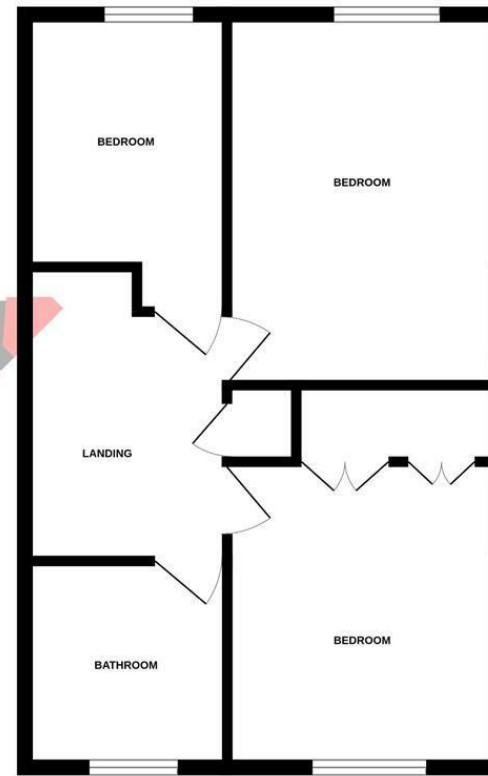
Council Tax Band: B



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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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) <b>A</b>			<b>81</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>		<b>21</b>	
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			<b>81</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	