



ESTATE AGENTS

**10 Medina Terrace, West Hill Road, St. Leonards-On-Sea, TN38 0WJ**

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**Price £275,000**

PCM Estate Agents are delighted to present to the market an opportunity to purchase this MODERN THREE BEDROOM SEMI-DETACHED HOUSE with the benefit of OFF ROAD PARKING and LEVEL GARDEN to the rear. Offered to the market CHAIN FREE.

Accommodation comprises an entrance hall, 15fFT LIVING ROOM with access to the REAR GARDEN, kitchen, first floor landing, THREE BEDROOMS and a bathroom.

This property would ideally suit those seeking their first family home and is located in the popular West St Leonards area, ideally located with access to bus services and schools, as well as local shopping facilities and the seafront.

Please call the owners agents now for your appointment to view.

### **WOODEN PARTIALLY GLAZED DOOR**

Opening to:

#### **ENTRANCE HALL**

Under stairs storage cupboard, wall mounted consumer unit for the electrics, wood laminate flooring, radiator, stairs rising to upper floor accommodation.

#### **LIVING ROOM**

15' x 15' (4.57m x 4.57m)

Wood laminate flooring, television point, double glazed window and door to rear aspect with access and views onto the garden.

#### **KITCHEN**

13'9 x 7'8 (4.19m x 2.34m)

Double radiator, part tiled walls, wood effect vinyl flooring, dual aspect with double glazed windows to side and front, wall mounted boiler, fitted with a range of eye and base level cupboards and drawers with worksurfaces over, space for cooker, inset drainer-sink unit with mixer tap, space and plumbing for dishwasher and washing machine, space for under counter fridge and separate freezer.

#### **FIRST FLOOR LANDING**

Loft hatch providing access to loft space.

#### **BEDROOM ONE**

15' x 9'1 (4.57m x 2.77m)

Radiator, built on cupboard over stairs, double glazed window to front aspect with views between neighbouring properties to the sea.

#### **BEDROOM TWO**

11'4 x 8'5 (3.45m x 2.57m)

Radiator, double glazed window to rear aspect.

#### **BEDROOM THREE**

7'6 x 6'7 (2.29m x 2.01m)

Radiator, double glazed window to rear aspect.

#### **BATHROOM**

Panelled bath with mixer tap and shower attachment, glass shower screen, dual flush low level wc, pedestal wash hand basin, part tiled walls, radiator, double glazed window to side aspect.

#### **OUTSIDE - FRONT**

Driveway providing off road parking, canopied porch with recessed storage area.

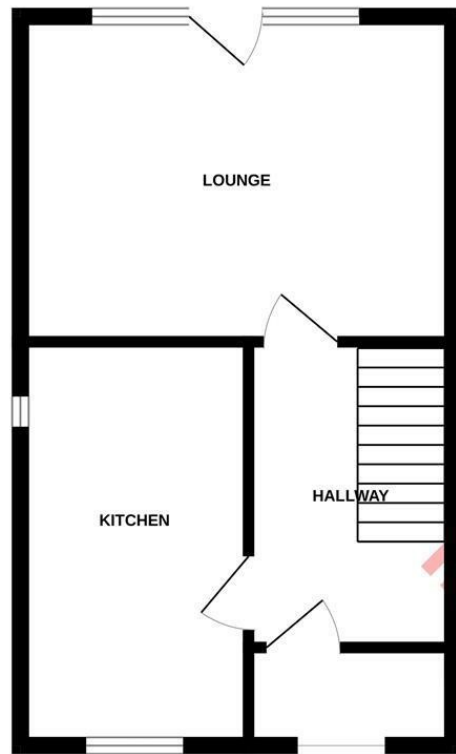
#### **REAR GARDEN**

In need of cultivation with patio, lawn and shed, gated side access.

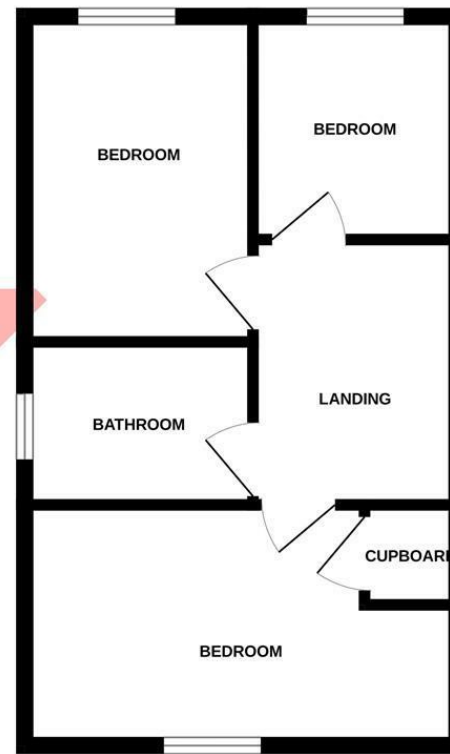
Council Tax Band: C



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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