



ESTATE AGENTS

**40, Inglewood Gardens, St. Leonards-On-Sea, TN38 9SA**

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**Price £240,000**

PCM Estate Agents are delighted to offer to the market this well-presented TWO BEDROOM MID-TERRACED HOUSE with GARAGE, located in this highly sought-after and quiet cul-de-sac within St Leonards.

The property is considered an IDEAL FAMILY HOME and offers accommodation comprising an entrance porch, lounge, SEPARATE KITCHEN, first floor landing, TWO DOUBLE BEDROOMS and a family bathroom. Externally the property offers a FAMILY FRIENDLY REAR GARDEN in addition to a GARAGE in a block close by.

Situated within easy reach of a range of local schooling facilities and is considered an IDEAL FIRST TIME PURCHASE or buy-to-let investment. Please call now to arrange your immediate viewing to avoid disappointment.

#### **PRIVATE FRONT DOOR**

Leading to:

#### **ENTRANCE PORCH**

Door to:

#### **LOUNGE**

13'11 max x 13'5 (4.24m max x 4.09m)

Stairs rising to first floor accommodation, under stairs storage cupboard, two radiators, double glazed window to front aspect, door to:

#### **KITCHEN**

13'5 x 8'3 (4.09m x 2.51m)

Comprising a range of eye and base level units with worksurfaces over, four ring gas hob with oven below, space for fridge, space and plumbing for washing machine, inset sink with mixer tap, double glazed window to rear aspect, radiator, door to rear aspect leading out to the garden.

#### **FIRST FLOOR LANDING**

Loft hatch, airing cupboard with boiler.

#### **BEDROOM**

11'6 x 10'3 (3.51m x 3.12m)

Built in wardrobes, two double glazed windows to front aspect, radiator.

#### **BEDROOM**

11' max x 7' max (3.35m max x 2.13m max)

Double glazed window to rear aspect, radiator.

#### **BATHROOM**

Panelled bath with mixer tap, wash hand basin with tiled splashbacks and storage below, dual flush wc, shaver point, double glazed obscured window to rear aspect.

#### **REAR GARDEN**

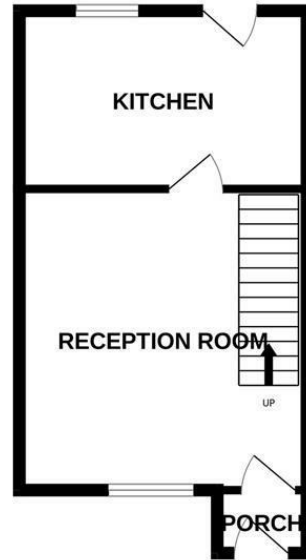
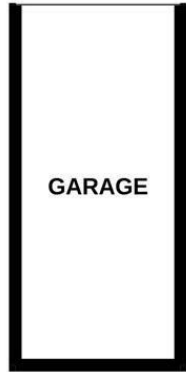
Private and secluded family friendly rear garden featuring a patio area ideal for seating and entertaining and leading onto an area of lawn, enclosed fenced boundaries, storage shed, outside water tap and gate providing rear access.

#### **GARAGE**

Located in block close by with up and over door.



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			94
(81-91) B			
(69-80) C			
(55-68) D		63	
(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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	