



ESTATE AGENTS

22, Sydney Close, St. Leonards-On-Sea, TN38 9DD

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Price £265,000

PCM Estate Agents are delighted to present to the market an opportunity to secure this END OF TERRACED THREE BEDROOMED HOUSE conveniently positioned in this quiet cul-de-sac with DRIVEWAY, gas central heating, double glazing and an ENCLOSED PRIVATE REAR GARDEN. Offered to the market CHAIN FREE!

The property has been redecorated and offers a spacious DUAL ASPECT LOUNGE-DINER, kitchen, downstairs OFFICE/ PLAYROOM, first floor landing, THREE BEDROOMS, bathroom and a separate wc.

The house is conveniently positioned close to popular schooling establishments and nearby amenities within Silverhill and off of Battle Road. Viewing comes highly recommended, please call the owners agents now to book your viewing to avoid disappointment.

DOUBLE GLAZED FRONT DOOR

Opening to:

ENTRANCE HALL

Stairs rising to upper floor accommodation.

DUAL ASPECT LOUNGE-DINER

19'8 x 12'2 (5.99m x 3.71m)

Fireplace, two double radiators, television & television points, double glazed window to front aspect, double glazed French doors to rear aspect allowing for a pleasant outlook and access to the garden. door to:

KITCHEN

11'7 x 8'6 (3.53m x 2.59m)

Built with a matching 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 washing machine, space for tall fridge freezer, part tiled walls, tiled flooring, double glazed window and door to rear aspect allowing for a pleasant outlook and access onto the garden.

OFFICE/ PLAYROOM

8'3 max x 6'2 max narrowing to 4'87 max (2.51m max x 1.88m max narrowing to 1.22m max)

Radiator, coving to ceiling, double glazed pattern glass window to front aspect.

FIRST FLOOR LANDING

Storage cupboard housing boiler.

BEDROOM ONE

11'9 x 10'5 (3.58m x 3.18m)

Radiator, built in wardrobe, double glazed window to front aspect.

BEDROOM TWO

13'8 narrowing to 9'2 x 8'9 (4.17m narrowing to 2.79m x 2.67m)

Radiator, double glazed window to rear aspect.

BEDROOM THREE

10' x 6'4 (3.05m x 1.93m)

Loft hatch providing access to loft space, double radiator, built in wardrobes, double glazed window to front aspect.

BATHROOM

Panelled bath with electric shower over, pedestal wash hand basin, radiator, part tiled walls, double glazed pattern glass window to rear aspect.

WC

Low level wc, double glazed pattern glass window to rear aspect.

OUTSIDE - FRONT

Block paved drive providing off road parking for two vehicles side-by-side, pathway to front door, area to the front laid with bark and having raised planting beds.

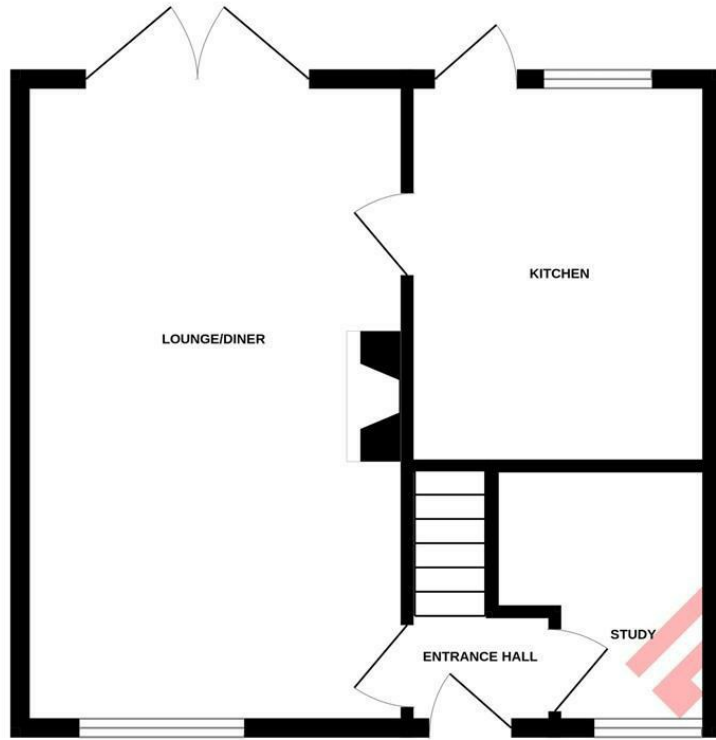
REAR GARDEN

Mainly laid to lawn and accessible via the dual aspect lounge-diner and the kitchen to a patio, section of lawn, fenced and walled boundaries, gated side access to the front of the property.

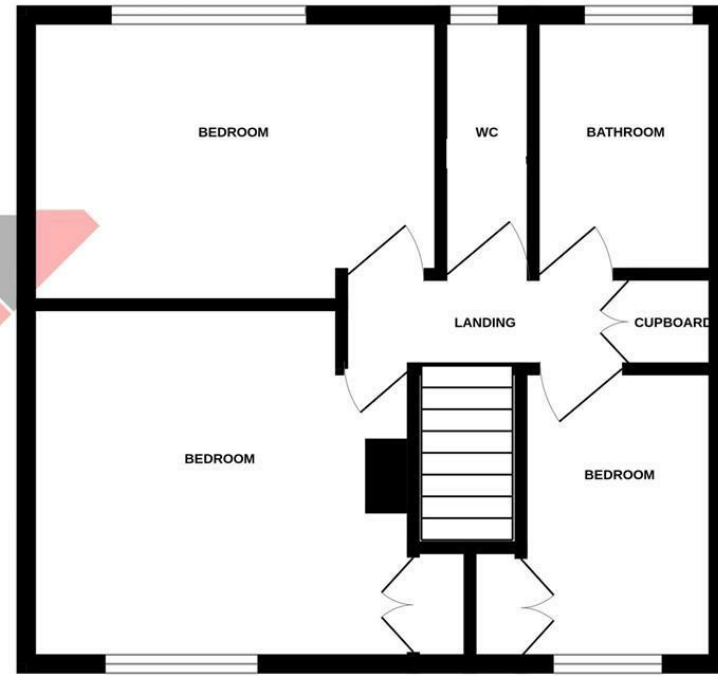
Council Tax Band: B



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			88
(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 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.