

**PCMA**  
ESTATE AGENTS

**22, Blackman Avenue, St. Leonards-On-Sea, TN38 9EE**

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**Price £300,000**



PCM Estate Agents are delighted to offer to the market this well presented THREE BEDROOM TERRACED HOUSE located in this sought after region of St Leonards, within easy reach of a range of local schools and local amenities.

The property offers deceptively spacious accommodation throughout comprising entrance porch, 17FT DUAL ASPECT LOUNGE, kitchen, SEPARATE DINING ROOM, study/storage room, a first floor landing, THREE GOOD SIZE BEDROOMS and a family bathroom.

Externally the property boasts a private and secluded rear garden, which is considered family friendly, whilst to the front there is a DRIVEWAY providing off road parking for multiple vehicles.

The property is located within reach of bus routes leading to Hastings Town Centre and the nearby Silverhill.

Please call the owners agents now to arrange your viewing on this ideal family home.

#### **FRONT DOOR**

Opening to:

#### **ENTRANCE PORCH**

6'2 x 4'7 (1.88m x 1.40m)

Double glazed window to side aspect.

#### **SPACIOUS ENTRANCE HALLWAY**

Stairs rising to upper floor accommodation, wall mounted thermostat control for central heating, double glazed window to front aspect.

#### **LIVING ROOM**

17'7 x 10'7 (5.36m x 3.23m)

Spacious dual aspect living room with double glazed windows to front and rear aspects, two radiators.

#### **DINING ROOM**

7' x 7'9 max (2.13m x 2.36m max)

Opening to:

#### **STUDY/STORAGE AREA**

4'7 x 3'11 (1.40m x 1.19m)

Double glazed window to front aspect.

#### **KITCHEN**

13'4 x 10' (4.06m x 3.05m)

Comprising a range of eye and base level units with work surfaces over, range cooker with extractor above, stainless steel inset sink with mixer tap, space for fridge/freezer, space and plumbing for washing machine, double glazed window and door to rear aspect providing outlook and access to the garden, understairs storage cupboard.

#### **FIRST FLOOR LANDING**

Airing cupboard, double glazed window to rear aspect, radiator.

#### **BEDROOM**

11'10 x 10'4 (3.61m x 3.15m)

Built in wardrobe, double glazed window to front aspect, radiator.

#### **BEDROOM**

10'7 x 9'1 (3.23m x 2.77m)

Double glazed window to front aspect, radiator.

#### **BEDROOM**

8'4 x 7'5 (2.54m x 2.26m)

Double glazed window to rear aspect, radiator.

#### **BATHROOM**

9'7 max x 5'5 max (2.92m max x 1.65m max)

Panelled bath with mixer tap, shower attachment with shower screen, dual flush wc, wash hand basin with storage below, chrome ladder style radiator, tiled walls, two double glazed obscure glass windows to rear aspect.

#### **FRONT GARDEN**

Driveway providing off road parking for multiple vehicles.

#### **REAR GARDEN**

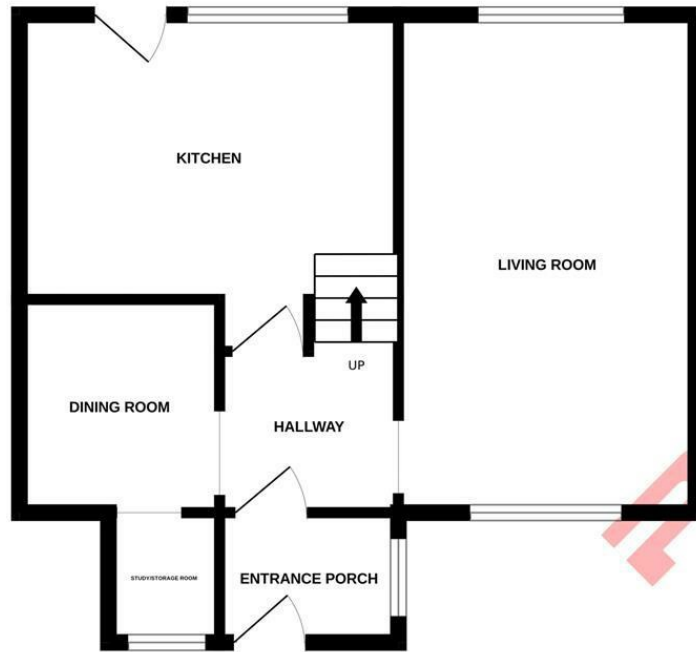
The property enjoys a private and secluded family friendly rear garden which features a patio area ideal for seating and entertaining, area of artificial lawn, mature shrubs, towards the end of the garden there is a raised seating area and a storage shed.

Council Tax Band: B

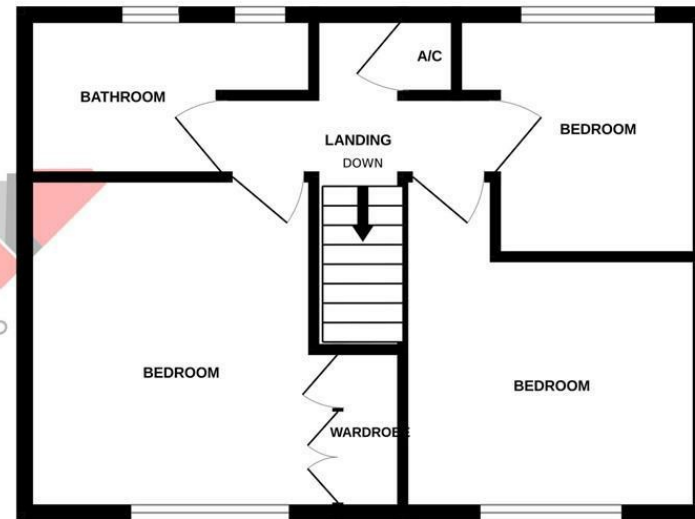




GROUND FLOOR



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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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>		
(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 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>		
(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	