



ESTATE AGENTS

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Offers In Excess Of £275,000

PCM Estate Agents are delighted to offer to the market this TWO BEDROOM END OF TERRACED HOUSE with a BEAUTIFUL SOUTH FACING REAR GARDEN, DETACHED GARAGE and SEA VIEWS located within this sought after region of West St Leonards.

The property offers well-presented accommodation throughout comprising an entrance hallway, LOUNGE with FEATURE LOG BURNER, kitchen and CONSERVATORY, first floor landing, TWO DOUBLE BEDROOMS one of which enjoys FANTASTIC VIEWS out to sea and a modern bathroom suite. Externally the property boasts a BEAUTIFULLY PRESENTED PRIVATE AND SECLUDED GARDEN which enjoys a SOUTHERLY ASPECT, whilst to the front there is OFF ROAD PARKING leading to the aforementioned GARAGE.

Located in a sought-after region of West St Leonards, within easy reach of Ravenside Retail Park and seafront, as well as both Hastings and Bexhill town centre's and a range of local schooling facilities.

The property is considered an IDEAL FAMILY HOME, please call now to arrange your immediate viewing to avoid disappointment.

PRIVATE FRONT DOOR

Leading to:

ENTRANCE HALLWAY

Stairs rising to first floor accommodation, radiator, door to:

LOUNGE

12'9 x 11'2 (3.89m x 3.40m)

Feature log burner, under stairs storage cupboard, wall mounted thermostat control, double glazed bay window to front aspect, radiator, door to:

KITCHEN

14'4 x 7'10 (4.37m x 2.39m)

Comprising a range of eye and base level units with worksurfaces over, space for cooker with extractor above, space for fridge freezer, space and plumbing for washing machine and dishwasher, inset sink with mixer tap, double glazed windows to rear aspect enjoying a pleasant outlook towards the garden, double glazed obscured window to side aspect, radiator.

CONSERVATORY

9'1 x 8'7 (2.77m x 2.62m)

Double glazed windows to rear and side aspects enjoying a pleasant outlook to the rear over the garden, double glazed French doors to rear aspect, radiator.

FIRST FLOOR LANDING

Double glazed window to side aspect, loft hatch providing access to a spacious loft, built in storage cupboards.

BEDROOM

14'5 max x 12'1 max (4.39m max x 3.68m max)

Double glazed bay window to front aspect, radiator.

BEDROOM

7'10 x 7' (2.39m x 2.13m)

Double glazed window to rear aspect enjoying fantastic sea views. radiator.

BATHROOM

Modern suite comprising a panelled bath with mixer tap, shower attachment and shower screen, wash hand basin, dual flush wc, heated towel rail, built in storage cupboards, part tiled walls, tiled flooring, double glazed obscured window to rear aspect.

GARAGE

19'9 x 8'2 (6.02m x 2.49m)

Up and over electric door, double glazed window to rear aspect, personal door to side aspect.

REAR GARDEN

A particular feature of the property being beautifully presented, private and secluded. The garden enjoys a southerly aspect and features a large patio area ideal for seating and entertaining, whilst to the rest of the garden is mainly laid to lawn and features a range of mature shrubs, plants and trees. There is also a storage shed and a pergola.

OUTSIDE - FRONT

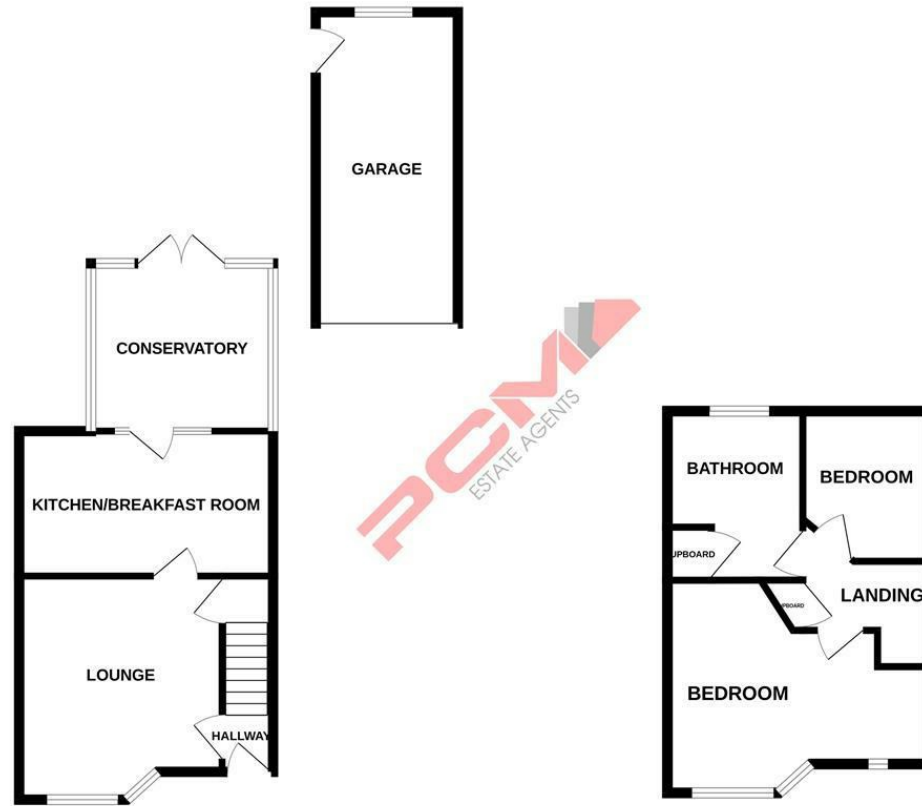
Driveway providing off road parking for multiple vehicles.

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) A			85
(81-91) B			
(69-80) C			
(55-68) D		57	
(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	