



PCMA
ESTATE AGENTS

37, Cornfield Terrace, St. Leonards-On-Sea, TN37 6JD

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Price £245,000

PCM Estate Agents are delighted to present to the market an opportunity to secure this OLDER STYLE, TWO DOUBLE BEDROOM TERRACED HOUSE offered to the market CHAIN FREE!

The property offers modern comforts including gas fired central heating and double glazing, and is arranged over two floors comprising a lounge, OPEN PLAN KITCHEN-DINER, ground floor SHOWER ROOM, first floor landing and TWO DOUBLE BEDROOMS. In addition, there is an ENCLOSED LOW-MAINTENANCE COURTYARD GARDEN offering ample outside space.

Located on this sought-after road in St Leonards, within easy reach of Warrior Square railway station and the hub of central St Leonards including Kings Road and Norman Road with their vast range of artisan shops and eateries, and of course the seafront and promenade.

The property must be viewed to fully appreciate the overall space and position on offer. Please call the owners agents now to book your viewing to avoid disappointment.

DOUBLE GLAZED FRONT DOOR

Opening to:

LIVING ROOM

11'5 x 11'4 (3.48m x 3.45m)

Radiator, fireplace with wood burning stove and tiled hearth, built in joinery wither side of the chimney alcove with recessed shelving, combination of wall lighting and ceiling lighting, television and telephone points, double glazed window to front aspect, archway leading to:

KITCHEN-DINER

13' x 11'4 (3.96m x 3.45m)

Stairs rising to upper floor accommodation, under stairs recessed area, tiled flooring, part tiled walls, wall mounted boiler, double glazed window to side aspect. Fitted with a matching range of eye and base level cupboards and drawers with worksurfaces over, four ring gas hob, waist level electric oven, inset resin one & ½ bowl drainer-sink unit with mixer tap, space and plumbing for washing machine, space for tall fridge freezer, doorway leading to:

REAR HALL

Tiled flooring, double glazed door to side providing access to the courtyard garden, door to:

DOWNSTAIRS SHOWER ROOM

Walk in shower enclosure, wall mounted wash hand basin with mixer tap, low level wc, tiled walls, tiled flooring, ladder style heated towel rail, down lights, two double glazed windows with opaque glass for privacy to side and rear elevations.

FIRST FLOOR LANDING

Loft hatch providing access to loft space, doors to:

BEDROOM ONE

11'4 x 11'1 (3.45m x 3.38m)

Radiator, fireplace, built in cupboard, double glazed window to front aspect.

BEDROOM TWO

11'3 x 10'1 (3.43m x 3.07m)

Coving to ceiling, television point, double glazed window to side aspect.

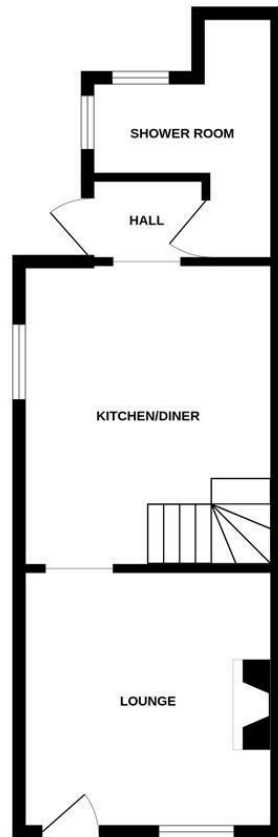
COURTYARD STYLE GARDEN

Low maintenance, laid with paving, offering a lovely patio area to sit out and enjoy, rear gated access.

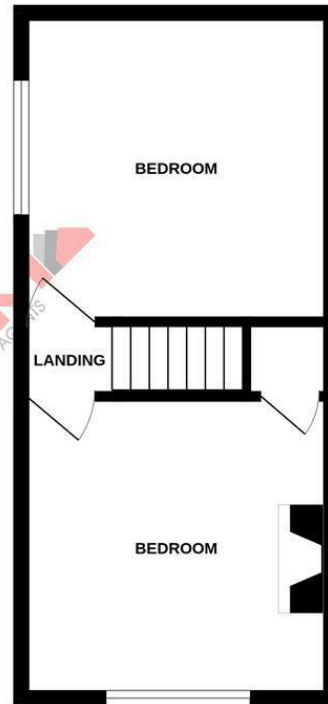
Council Tax Band: A



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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		
(81-91) B		
(69-80) C		
(55-68) D		
(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	