



ESTATE AGENTS

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

Web: www.pcmestateagents.co.uk
Tel: 01424 839111

Offers In Excess Of £270,000

PCM Estate Agents are delighted to present to the market an opportunity to secure this ATTRACTIVE DOUBLE FRONTED OLDER STYLE TWO DOUBLE BEDROOMED HOUSE. Offered to the market CHAIN FREE.

The property is in very good decorative order throughout and offers well-proportioned accommodation over two floors comprising an entrance hall, lounge, OPEN PLAN KITCHEN-DINING ROOM, upstairs landing, TWO LARGE DOUBLE BEDROOMS and a MODERN BATHROOM with separate shower. The property also has an ENCLOSED COURTYARD STYLE GARDEN and offers modern comforts which include gas fired central heating and double glazing.

Conveniently positioned in St Leonards, within walking distance to Warrior Square railway station and the hub of St Leonards which is Kings Road and Norman Road with their vast range of independent artisan shops and eateries, as well as St Leonards seafront and promenade.

This property must be viewed to fully appreciate the convenient position and well-proportioned accommodation on offer. Please call the owners agents now to book your viewing.

DOUBLE GLAZED FRONT DOOR

Leading to;

ENTRANCE VESTIBULE

Further wooden partially glazed door opening onto;

ENTRANCE HALL

Radiator, double glazed window to rear aspect, double glazed door opening onto courtyard, stairs to upper floor accommodation, oak effect laminate flooring, door to;

LIVING ROOM

13'5" narrowing to 10'0" x 12'2" (4.09m narrowing to 3.05m x 3.71m)
Radiator, oak effect laminate flooring, coving to ceiling, television & telephone points, open fireplace, thermostat control for gas fired central heating, double glazed window to front aspect.

KITCHEN AREA

11'4" x 7'5" (3.45m x 2.26m)

Modern kitchen fitted with a range of eye and base level cupboards and drawers with work surfaces over, four ring gas hob with double oven below and chimney style cooker hood over, inset stainless steel sink unit, space and plumbing for washing machine, space for tumble dryer, space for tall fridge freezer, part tiled walls, oak flooring, double glazed window to rear aspect. Open plan to;

DINING ROOM

10'6" x 9'9" (3.20m x 2.97m)

Oak effect laminate flooring, radiator, coving to ceiling, wall mounted cupboard concealed consumer unit for the electrics, double glazed window to front aspect.

FIRST FLOOR LANDING

Loft hatch providing access to loft area, double glazed window to side aspect.

BEDROOM ONE

11'8" x 9'7" (3.56m x 2.92m)

Coving to ceiling, double glazed window to front aspect.

BEDROOM TWO

13'1" narrowing to 11'6" x 12'2" (3.99m narrowing to 3.51m x 3.71m)

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

BATHROOM

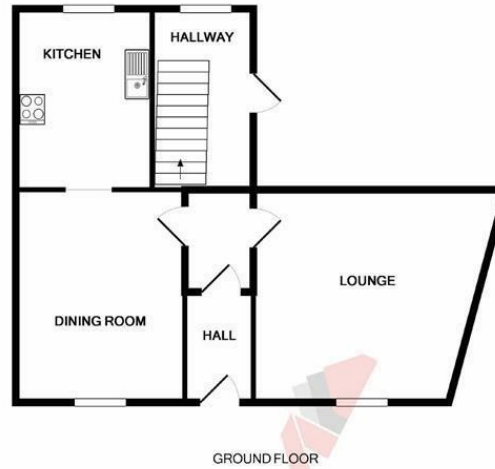
White four piece suite comprising panelled bath, separate walk-in shower enclosure with shower, pedestal wash hand basin, dual flush low level wc, wall mounted Worcester boiler, radiator, tiled walls, tile effect laminate flooring, double glazed obscured glass window to rear aspect.

REAR GARDEN

Courtyard style rear garden laid mainly with patio, wooden shed, seating area laid with pea shingle, walled garden, gated rear access.

Council Tax Band: B





GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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			82
(81-91) B			
(69-80) C			
(55-68) D		59	
(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.