



ESTATE AGENTS

36, Muirfield Rise, St. Leonards-On-Sea, TN38 0XL

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Price £290,000

BEAUTIFULLY PRESENTED TWO BEDROOMED SEMI-DETACHED HOUSE located a highly sought-after and quiet cul-de-sac within West St Leonards.

The property offers well-presented accommodation throughout comprising an entrance hallway, LOUNGE with DOUBLE DOORS leading to an outside seating area, KITCHEN-BREAKFAST ROOM, first floor landing, TWO BEDROOMS and a MODERN BATHROOM SUITE. Externally the property offers a PRIVATE AND SECURED REAR GARDEN which features a LARGE DECKED AREA ideal for seating and entertaining, whilst to the front there is a driveway providing OFF ROAD PARKING in addition to an area of garden.

The property is located within a quiet cul-de-sac within West St Leonards, within easy reach of the seafront and a range of local schooling facilities. The property is considered an IDEAL FAMILY HOME, please call PCM Estate Agents now to arrange your viewing to avoid disappointment.

PRIVATE FRONT DOOR

Leading to:

ENTRANCE HALLWAY

Spacious under stairs storage cupboard, radiator.

LOUNGE

12'6 x 9'9 (3.81m x 2.97m)

Double glazed double doors to rear aspect leading out to the garden, stairs rising to first floor accommodation, radiator.

KITCHEN-BREAKFAST ROOM

12'5 max x 10'3 max (3.78m max x 3.12m max)

Fitted with a range of eye and base level units with worksurfaces over, four ring electric hob with extractor above and oven below, space for fridge freezer, integrated slimline dishwasher, space and plumbing for washing machine, breakfast bar, inset sink with mixer tap, double glazed window to front aspect, radiator.

FIRST FLOOR LANDING

Loft hatch, double glazed window to side aspect.

BEDROOM

12'6 x 9'6+ (3.81m x 2.90m+)

Built in storage cupboard, radiator, double glazed windows to rear and side aspects enjoying a pleasant outlook.

BEDROOM

10'3 x 6'1 (3.12m x 1.85m)

Built in storage cupboards, double glazed window to front aspect, radiator.

BATHROOM

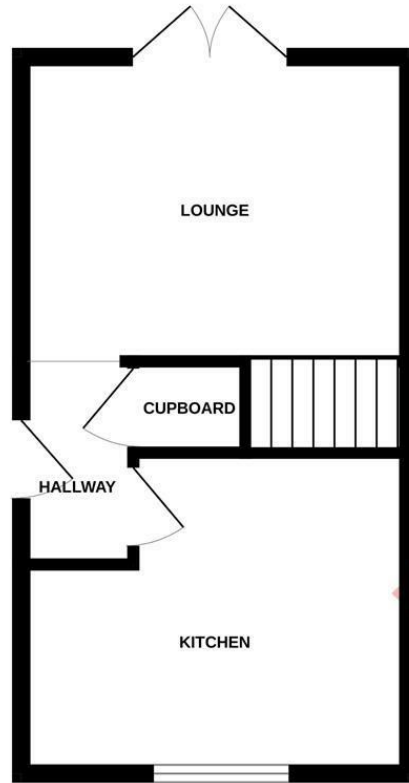
Modern suite comprising a panelled bath with mixer tap and shower attachment, shower screen, wash hand basin with tiled splashback, dual flush wc, slimline style radiator, airing cupboard, extractor fan, double glazed obscured window to front aspect.

REAR GARDEN

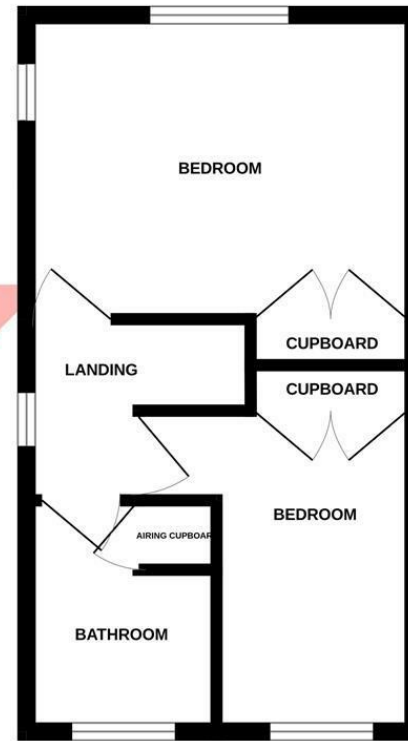
Private and secluded featuring a large decked area ideal for seating and entertaining leading to an area of lawn, enclosed fenced boundaries, two storage sheds one of which having power, side access to the front of the property.



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			<div style="text-align: center;"> 90 </div>
(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	