



ESTATE AGENTS

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**Price £285,000**

PCM Estate Agents are delighted to present to the market an opportunity to secure this OLDER STYLE TERRACED THREE BEDROOMED FAMILY HOME located on this un-adopted QUIET ROAD within St Leonards, benefitting from a DOUBLE GARAGE with ELECTRIC ROLLER DOOR and a TERRACED GARDEN.

Offering modern comforts including gas fired central heating, double glazing and well-presented accommodation. Inside, you are greeted by a light and airy entrance hall, from here you can access the GOOD SIZED LIVING ROOM, open plan KITCHEN-DINER with GRANITE WORKTOPS providing access to the CONSERVATORY, first floor landing, MODERN BATHROOM-SHOWER ROOM, THREE BEDROOMS with the third bedroom having a mezzanine level with a recessed bed area allowing a greater space to the room.

The GARDEN is sympathetically landscaped and arranged over THREE LEVELS with TWO STONE-PAVED PATIO AREAS and a section of artificially laid lawn in between, offering ample outside space for families to enjoy.

The property is located within easy reach of popular schooling establishments and amenities, please call the owners agents now to book your viewing to avoid disappointment.

#### **UPVC DOUBLE GLAZED FRONT DOOR**

With window to side, opening to:

#### **SPACIOUS ENTRANCE HALL**

Stairs rising to upper floor accommodation, wood flooring, radiator, under stairs storage cupboards, doors to:

#### **LIVING ROOM**

14'1 x 10'5 (4.29m x 3.18m)

Radiator, UPVC double glazed window to front aspect.

#### **KITCHEN-DINER**

16'9 x 11'8 (5.11m x 3.56m)

Inset down lights, wood flooring, ample space for dining table, fitted with a matching range of eye and base level cupboards and drawers with granite worktop, matching upstands and splashbacks over, inset resin one & ½ bowl sink with mixer spray tap, Belling five ring gas cooker with oven and grill, space for tall fridge freezer, space and plumbing for washing machine, integrated dishwasher, inset down lights, radiator, doorway leading to:

#### **CONSERVATORY**

12'9 x 10'3 (3.89m x 3.12m)

Wood flooring, part brick construction with UPVC double glazed windows to both side and rear elevations, glass vaulted roof, UPVC double glazed French doors providing access to garden, radiator, wall lighting.

#### **FIRST FLOOR LANDING**

Loft hatch providing access to loft space.

#### **BEDROOM**

10'6 narrowing to 7'9 x 10'5 (3.20m narrowing to 2.36m x 3.18m)

Built in wardrobes, radiator, down lights, UPVC double glazed window to front aspect.

#### **BEDROOM**

11'4 x 9'4 (3.45m x 2.84m)

Radiator, UPVC double glazed window to rear aspect with pleasant views onto the garden.

#### **BEDROOM**

7'9 x 7'4 with additional mezzanine area of 5'7 x 2'8 (2.36m x 2.24m with additional mezzanine area of 1.70m x 0.81m)

Radiator, UPVC double glazed window to front aspect.

#### **BATHROOM**

Large corner bath with chrome mixer tap and shower attachment, walk in shower enclosure with fixed chrome shower, waterfall style shower head and further hand-held shower attachment, concealed cistern dual flush low level wc, vanity enclosed wash hand basin with chrome mixer tap and ample storage set beneath, ladder style heated towel rail, part tiled walls, down lights, extractor fan for ventilation, UPVC double glazed window with obscured glass to rear aspect.

#### **OUTSIDE - FRONT**

The property occupies a slightly elevated position set back from the road with just a few steps up to the front door. Either side of the steps there are two areas laid with slate chipping and a palm tree.

#### **REAR GARDEN**

Sympathetically terraced with pre-defined usable areas, large paved/ stone patio offering ample space for entertaining, steps up to a section laid with artificial lawn offering an ideal space for children to play, outside water tap, additional paved patio abutting the double garage with UPVC double glazed French doors providing access into the garage. There is a right of way for neighbouring properties.

#### **DOUBLE GARAGE**

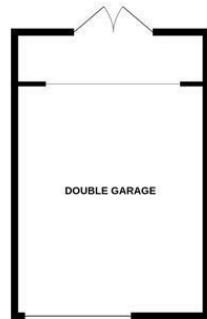
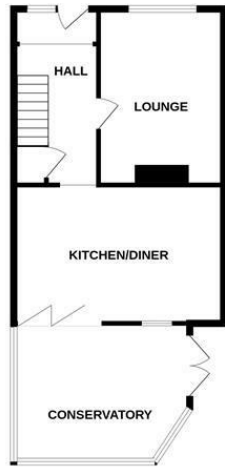
22' max x 15'3 (6.71m max x 4.65m)

Power and light, electric roller door, UPVC double glazed French doors to garden.

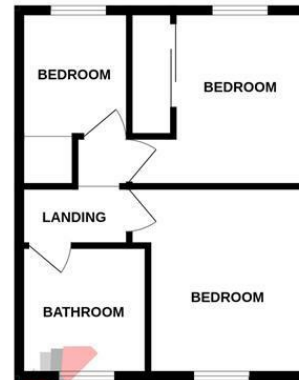
Council Tax Band: B



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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