



ESTATE AGENTS

6 Medina Terrace, West Hill Road, St. Leonards-On-Sea, TN38 0WJ

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Price £245,000

PCM Estate Agents welcome to the market this TWO DOUBLE BEDROOMED END OF TERRACED HOUSE with PRIVATE REAR GARDEN conveniently located in a sought-after region of West St Leonards, within easy reach of the seafront. The property is offered to the market CHAIN FREE.

Accommodation is arranged over two floors and comprises an entrance hallway, 14ft lounge leading out to the garden, separate kitchen, first floor landing, TWO DOUBLE BEDROOMS and a family bathroom. Externally the property offers a PRIVATE AND SECLUDED FAMILY FRIENDLY REAR GARDEN.

Conveniently located within easy reach of West St Leonards railway station and seafront, also within easy reach of central St Leonards with its range of boutique shops, bars and restaurants. 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, wall mounted thermostat control, open plan to:

LOUNGE

14'8 x 11'5 (4.47m x 3.48m)

Double glazed window and door to rear aspect leading out to the garden, radiator, under stairs storage cupboard.

KITCHEN

9'10 x 5'4 (3.00m x 1.63m)

Comprising a range of eye and base level units with worksurfaces over, stainless steel inset sink with mixer tap, double glazed window to front aspect, wall mounted gas fired boiler, radiator.

FIRST FLOOR LANDING

Loft hatch.

BEDROOM

11'6 x 9'32 (3.51m x 2.74m)

Double glazed window to rear aspect, radiator.

BEDROOM

10'5 max x 7'10 max (3.18m max x 2.39m max)

Double glazed window to front aspect enjoying sea views, radiator, storage cupboard.

BATHROOM

Bath with mixer tap, wc, wash hand basin, part tiled walls, radiator.

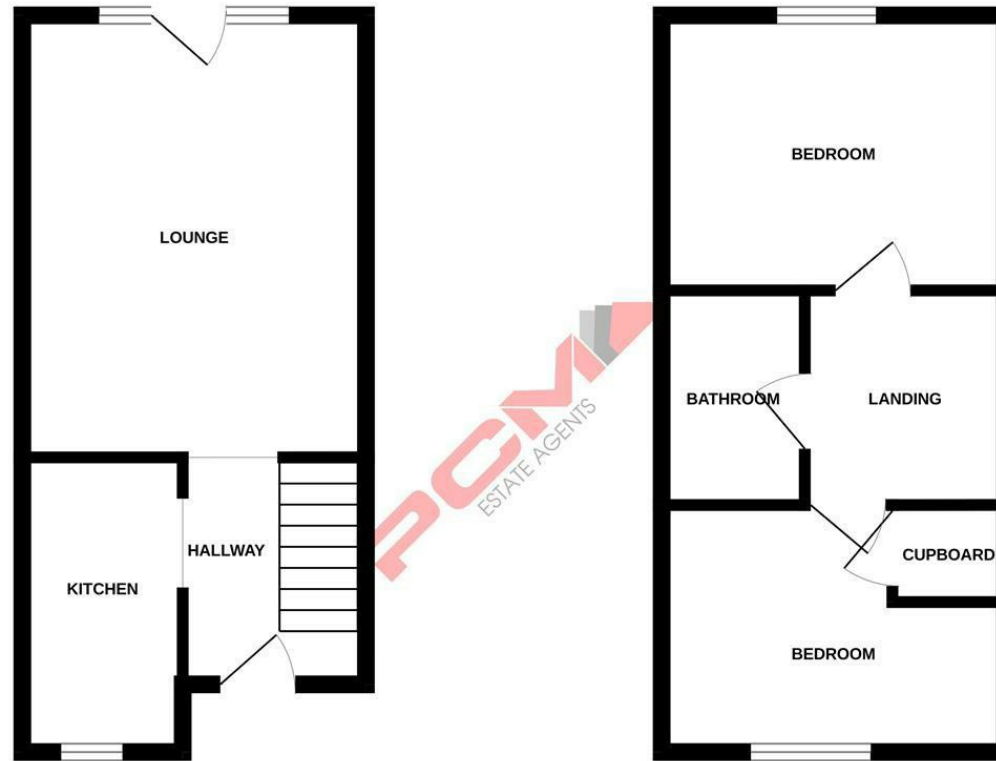
REAR GARDEN

Private with a decked area leading onto an area of lawn, enclosed fenced boundaries, storage shed.



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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