



ESTATE AGENTS

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**Price £350,000**

PCM Estate Agents are delighted to present to the market an opportunity to secure this conveniently positioned THREE BEDROOMED SEMI-DETACHED FAMILY HOME located on this sought-after road within St Leonards, close to popular schooling establishments and nearby amenities. The property has the benefit of a TANDEM DRIVEWAY providing OFF ROAD PARKING for two vehicles, a GARAGE and an enclosed LOW-MAINTENANCE GARDEN.

The property has exceptionally well-appointed and well-proportioned family accommodation arranged over two floors with modern comforts to include gas fired central heating and double glazing. Accommodation is arranged over two floors comprising an entrance hall, DOWNSTAIRS WC, lounge, MODERN KITCHEN, CONSERVATORY/ DINING ROOM, first floor landing, THREE GOOD SIZED BEDROOMS and a MODERN BATHROOM. This house must be viewed to appreciate the convenient position and accommodation on offer.

Please call the owners agents now to book your viewing.

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

Leading to:

#### **SPACIOUS ENTRANCE HALL**

Stairs rising to upper floor accommodation, double glazed door with window to side, telephone point, coving to ceiling, radiator.

#### **DOWNSTAIRS WC**

Concealed cistern dual flush low level wc, vanity enclosed wash hand basin with chrome mixer tap and tiled splashback, extractor fan for ventilation, wood laminate flooring.

#### **KITCHEN**

9'6 x 8'3 (2.90m x 2.51m)

Part tiled walls, tiled flooring, modern and built with a matching range of eye and base level cupboards and drawers with worksurfaces over, four ring gas hob with extractor over and waist level double oven and grill, inset resin one & ½ bowl drainer-sink unit with mixer tap, space and plumbing for washing machine and dishwasher, space for tall fridge freezer, wall mounted cupboard concealed combi boiler, double glazed window to front aspect.

#### **LIVING ROOM**

16'9 x 13' (5.11m x 3.96m)

Coving to ceiling, two radiators, television point, storage cupboard, double glazed window and doors to rear aspect and patio doors opening to:

#### **CONSERVATORY/ DINING ROOM**

15'8 x 11'8 (4.78m x 3.56m)

Part brick construction with UPVC double glazed windows to side and rear elevations, double glazed glass self-cleaning roof, tiled flooring, radiator, double glazed French doors providing access to the low-maintenance garden.

#### **FIRST FLOOR LANDING**

Loft hatch providing access to loft space.

#### **MAIN BEDROOM**

13'3 x 10'8 (4.04m x 3.25m)

Radiator, double glazed window to front aspect.

#### **BEDROOM TWO**

13' x 8'5 (3.96m x 2.57m)

Radiator, built in wardrobe, double glazed window to front aspect having lovely townscape views over St Leonards and Hastings.

#### **BEDROOM THREE**

10'5 x 8'9 (3.18m x 2.67m)

Radiator, double glazed window to front aspect with lovely townscape views extending over St Leonards and Hastings.

#### **BATHROOM**

P shaped panelled bath with mixer tap, shower over bath and glass shower screen, concealed cistern dual flush low level wc, vanity enclosed wash hand basin with lots of storage beneath and to the side and with chrome mixer tap, ladder style heated towel rail, part tiled walls, double glazed opaque glass window to rear aspect.

#### **REAR GARDEN**

Enclosed and low maintenance, paved with patio slabs and a section of decked patio, gates side access to front, fenced boundaries.

#### **OUTSIDE - FRONT**

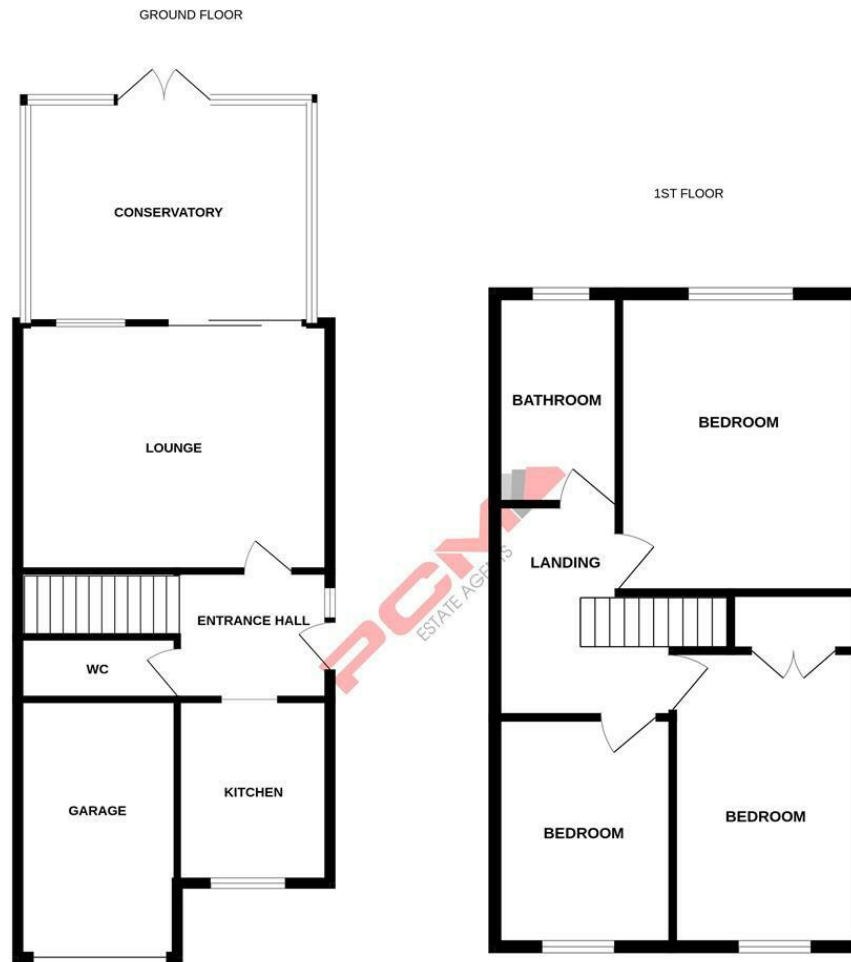
Front garden laid to lawn with a tandem double driveway leading to:

#### **INTEGRAL GARAGE**

Electric up and over door.

Council Tax Band: C





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) <b>A</b>			74 <b>86</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		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.