



ESTATE AGENTS

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Price £325,000

PCM Estate Agents are delighted to offer to market an opportunity to secure this THREE BEDROOMED LINK-DETACHED FAMILY HOME with GARAGE, located in this highly sought-after Little Ridge region of St Leonards, within close proximity to the Conquest Hospital and good local schooling.

The property is offered to the market CHAIN FREE with SPACIOUS ACCOMODATION arranged over two floors comprising an entrance hallway, lounge, KITCHEN-DINER, CONSERVATORY, downstairs wc, first floor landing, THREE BEDROOMS and a family bathroom. Externally the property benefits from a PRIVATE FAMILY FRIENDLY REAR GARDEN, OFF ROAD PARKING and a GARAGE.

Conveniently located in a quiet residential road, this property is considered an IDEAL FAMILY HOME, please call now to book your immediate viewing to avoid disappointment.

PRIVATE FRONT DOOR

Leading to;

ENTRANCE HALLWAY

Stairs rising to first floor accommodation, wall mounted security alarm panel, wall mounted thermostat control, door to;

LOUNGE

14'9 max x 12'6 max (4.50m max x 3.81m max)

Double glazed bay window to front aspect, fire surround, television point, radiator, door to;

KITCHEN-DINER

15'10 x 9'10 (4.83m x 3.00m)

Comprising a range of eye and base level units with work surfaces over, four ring electric hob with extractor above and oven below, space and plumbing for washing machine, inset stainless steel sink with mixer tap, double glazed window to rear aspect, wall mounted gas fired boiler, ample space for table and chairs, radiator, under stairs storage cupboard, door to garage, further door to;

CONSERVATORY

9'4 x 7'9 (2.84m x 2.36m)

Double glazed windows to side and rear aspects overlooking the garden, double doors providing access to garden.

DOWNSTAIRS WC

Wash hand basin with tiled splashback, double glazed obscured window to front aspect, radiator.

FIRST FLOOR LANDING

Loft hatch, airing cupboard.

BEDROOM

10'9 x 9'2 (3.28m x 2.79m)

Double glazed window to rear aspect, radiator.

BEDROOM

12'11 x 8'4 (3.94m x 2.54m)

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

BEDROOM

9'6 x 7'4 (2.90m x 2.24m)

Double glazed window to front aspect, storage cupboard, radiator.

BATHROOM

5'6 x 6'5 (1.68m x 1.96m)

Panelled bath with mixer tap and shower attachment, wc, wash hand basin, double glazed obscured window to rear aspect, part tiled walls, radiator.

REAR GARDEN

Family friendly and predominantly level patio area ideal for seating and entertaining opening up onto an area of lawn, enclosed fenced boundaries, outside water tap.

OUTSIDE - FRONT

Driveway providing off road parking.

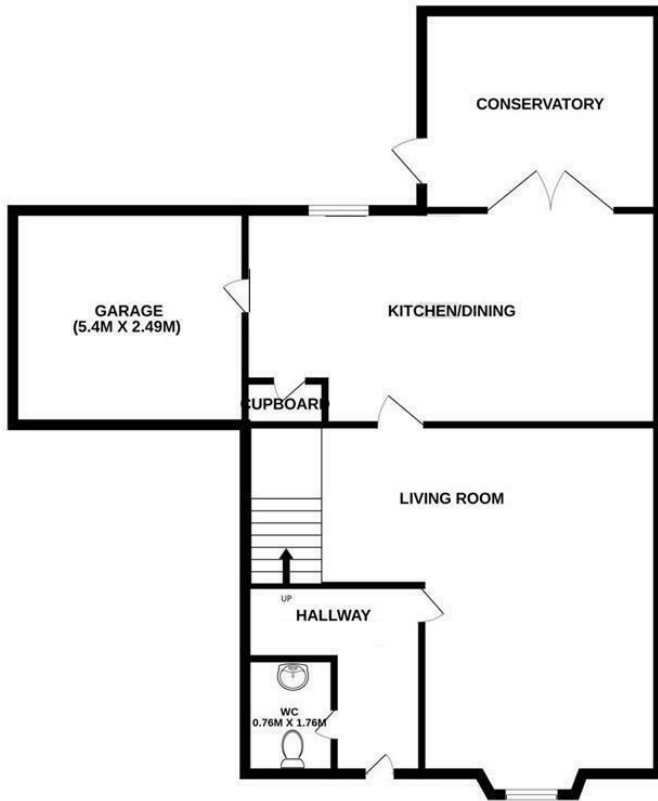
GARAGE

17'9 x 8'2 (5.41m x 2.49m)

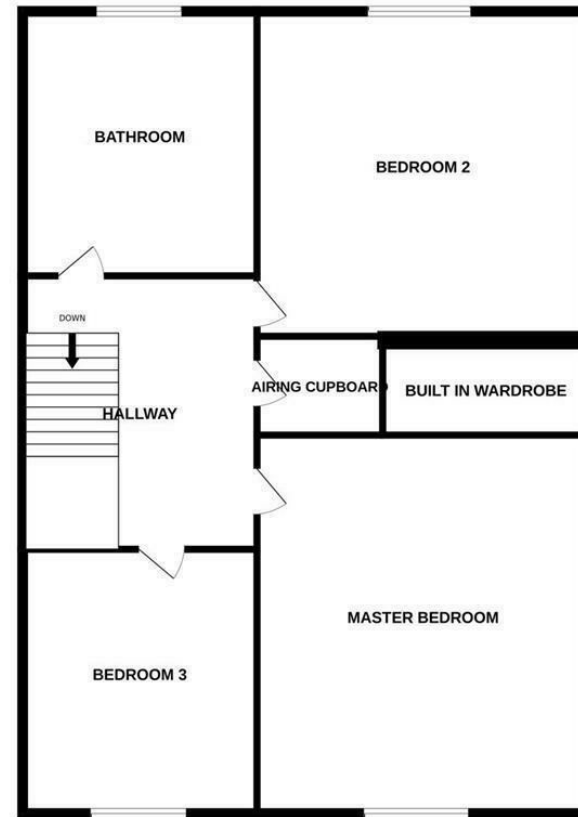
Up and over door, power, door to rear aspect.



GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 846sq.ft. (78.6 sq.m.) approx.

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			87
(81-91) B			
(69-80) C			
(55-68) D		67	
(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.