



ESTATE AGENTS

6, Vantage Walk, St. Leonards-on-sea, TN38 0YP

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Offers In Excess Of £300,000

PCM Estate Agents welcome to the market this deceptively spacious FOUR BEDROOMED, TWO BATHROOM, EXTENDED END OF TERRACED HOUSE with GARAGE and ALLOCATED PARKING, located in this sought-after and quiet cul-de-sac in St Leonards.

The property offers spacious and versatile accommodation throughout comprising a porch, lounge, KITCHEN-DINER, an additional SITTING ROOM with BI-FOLD DOORS leading out to the garden and a SHOWER ROOM. To the first floor there are THREE BEDROOMS and a bathroom, whilst to the second floor there is a spacious LOFT ROOM/ FOURTH BEDROOM. Externally the property enjoys a PRIVATE AND SECLUDED REAR GARDEN in addition to a GARAGE located in a block close by.

The property is located in within a quiet cul-de-sac in St Leonards, within easy reach of a range of local schooling facilities and is considered an IDEAL FAMILY HOME.

Please call PCM Estate Agents now to arrange your immediate viewing to avoid disappointment.

PRIVATE FRONT DOOR

Leading to:

ENTRANCE PORCH

Glazed obscured windows to front and side aspects, door to:

LOUNGE

15'7 x 15'3 (4.75m x 4.65m)

Stairs rising to first floor accommodation, built in storage cupboard, double glazed window to front aspect, radiator, double doors to:

KITCHEN-DINER

15'6 x 7'7 (4.72m x 2.31m)

Comprising a matching range of eye and base level units with worksurfaces over, four ring gas hob with extractor above and oven below, space for fridge freezer, space and plumbing for washing machine, inset one & ½ bowl stainless steel inset sink with flexi mixer tap, breakfast bar, window opening to rear aspect, ample space for dining table and chairs, radiator.

SITTING ROOM

10' x 6'8 (3.05m x 2.03m)

Bi-fold doors to rear aspect.

SHOWER ROOM

Walk in shower, dual flush wc, wash hand basin with tiled splashback and storage below, ladder style radiator, extractor fan, obscured double glazed window to side aspect.

FIRST FLOOR LANDING

Stairs rising to second floor accommodation.

BEDROOM

13'2 x 9'3 (4.01m x 2.82m)

Double glazed window to rear aspect, radiator.

BEDROOM

13'10 x 9'4 (4.22m x 2.84m)

Double glazed window to front aspect, radiator.

BEDROOM

9'1 x 5'10 (2.77m x 1.78m)

Double glazed window to front aspect, radiator.

SECOND FLOOR LANDING

Leading to:

BEDROOM/ LOFT ROOM

13'4 x 10'2 (4.06m x 3.10m)

Double glazed window to side aspect enjoying a pleasant view, built in storage cupboards, radiator.

REAR GARDEN

Private and secluded, considered family friendly, gate providing rear access.

GARAGE

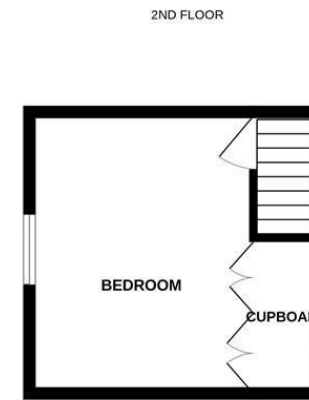
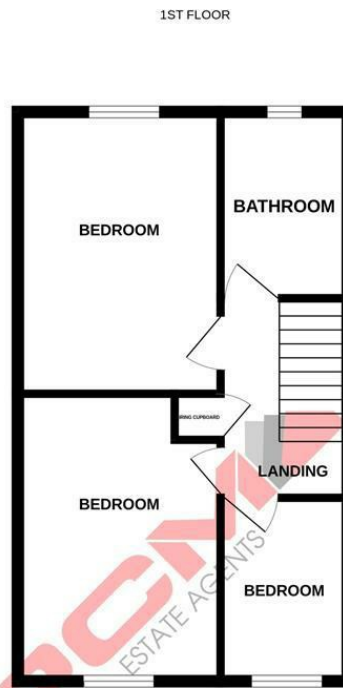
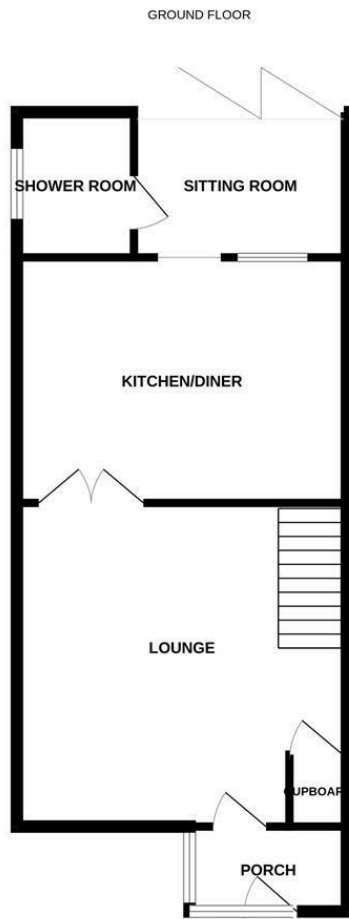
Located in a block to the rear of the property with up and over door, having an allocated parking space directly opposite.

FRONT GARDEN

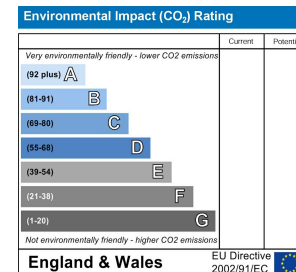
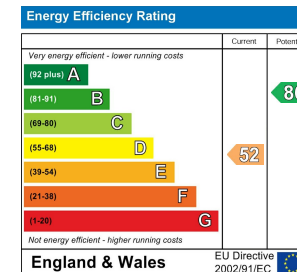
Private and enclosed with patio seating area.

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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