



ESTATE AGENTS

341a, Battle Road, St. Leonards-On-Sea, TN37 7BE

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Price £285,000

PCM Estate Agents are delighted to present to the market an opportunity to secure this CHAIN FREE DETACHED THREE BEDROOM HOUSE, TUCKED AWAY IN A QUIET POSITION, in this favourable region of St Leonards, close to popular schooling establishments and nearby amenities.

The property offers accommodation arranged over two floors comprising entrance porch, LIVING ROOM with OPEN WORKING FIRE, SEPARATE DINING ROOM, kitchen and a rear courtyard garden which is accessed from all ground floor rooms. To the first floor there are THREE GOOD SIZE BEDROOMS and a bathroom.

Outside, to the rear there is an ENCLOSED COURTYARD STYLE GARDEN with large SHED/WORKSHOP.

This property must be viewed to fully appreciate the convenient position and characterful accommodation on offer. Call the owners agents now to book your viewing.

WOODEN FRONT DOOR

Opening to:

PORCH

Further partially glazed door opening to:

LOUNGE

21'6 x 12'3 (6.55m x 3.73m)

Staircase rising to upper floor accommodation, understairs recess area, double radiator, telephone point, television point, exposed brick open working fireplace, beamed ceiling, dual aspect room with two sash windows to front aspect, replacement UPVC double glazed window to side aspect. Archway through to Kitchen. Partially open plan to:

DINING ROOM

11' x 9'8 (3.35m x 2.95m)

Double radiator, beamed ceiling, replacement UPVC double glazed sliding patio doors providing access and outlook onto the garden.

KITCHEN

10'8 x 9'8 (3.25m x 2.95m)

Bespoke kitchen with a range of lower base cupboards and drawers, work surfaces over, Belfast ceramic sink with mixer tap, space for tall fridge/freezer,

space and plumbing for washing machine, space for range style gas cooker, part tiled walls, UPVC double glazed window to side and rear elevations, UPVC single opening door to Garden.

FIRST FLOOR LANDING

Double radiator, UPVC double glazed replacement window to side aspect.

BEDROOM

12'2 max x 9'9 (3.71m max x 2.97m)

Double radiator, storage cupboard housing wall mounted boiler and offering additional storage space also, two sash windows to front aspect, hatch providing access to loft space.

BEDROOM

11'7 x 9'2 (3.53m x 2.79m)

Double radiator, sash window to front aspect.

BEDROOM

11'6 narrowing to 5'4 x 9'5 narrowing to 6'3 (3.51m narrowing to 1.63m x 2.87m narrowing to 1.)

Double radiator, UPVC double glazed replacement window to rear aspect.

BATHROOM

Panelled bath, low level wc, pedestal wash hand basin, shower over bath, tiled walls, double radiator, UPVC double glazed window with patterned glass to rear aspect.

FRONT GARDEN

Pathway to front door, planting neds, pathway extends to the side elevation to the rear garden.

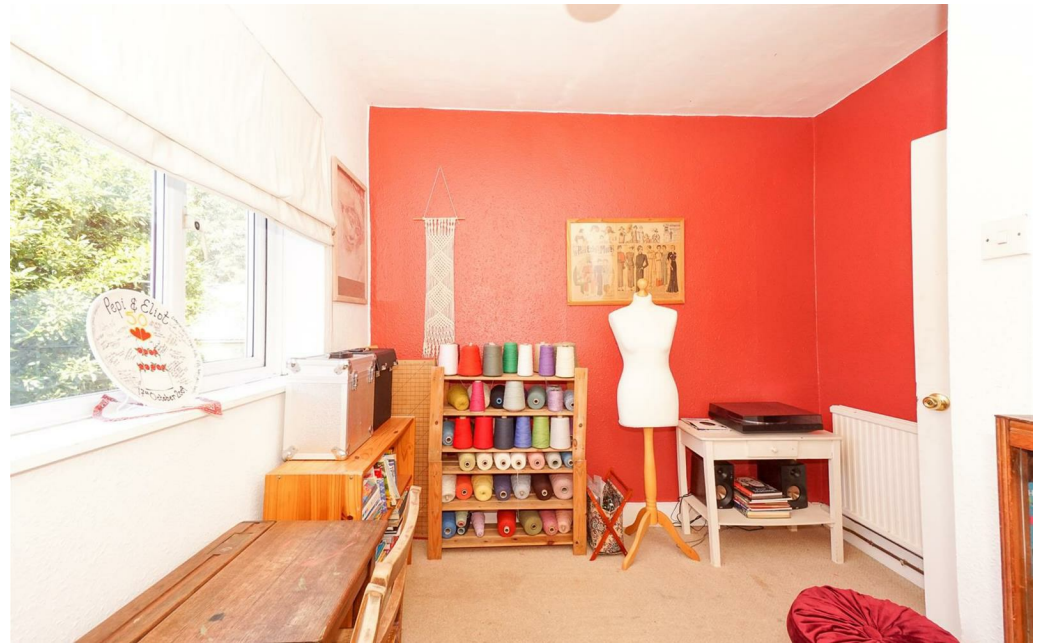
REAR GARDEN

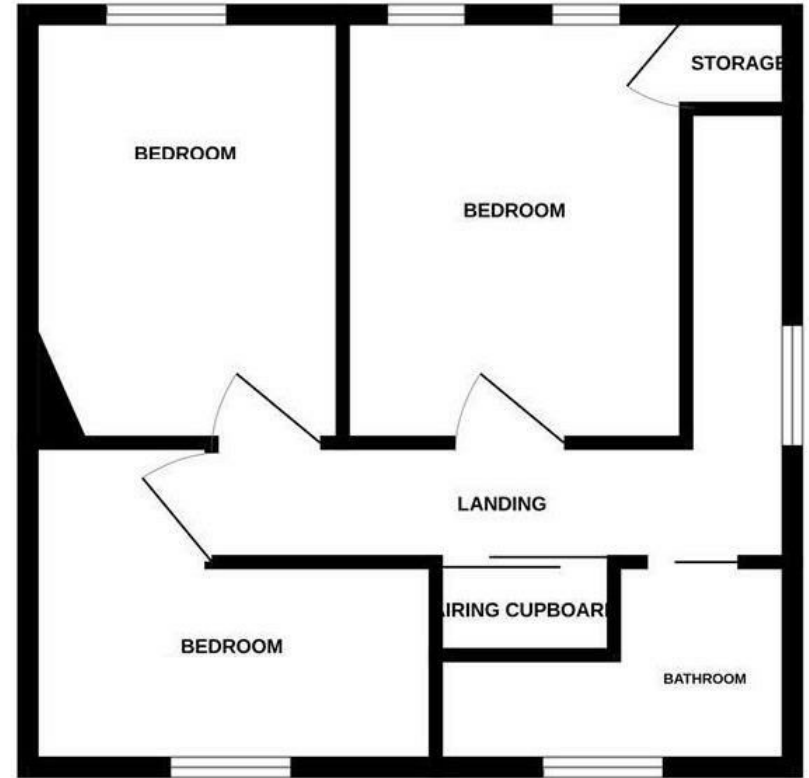
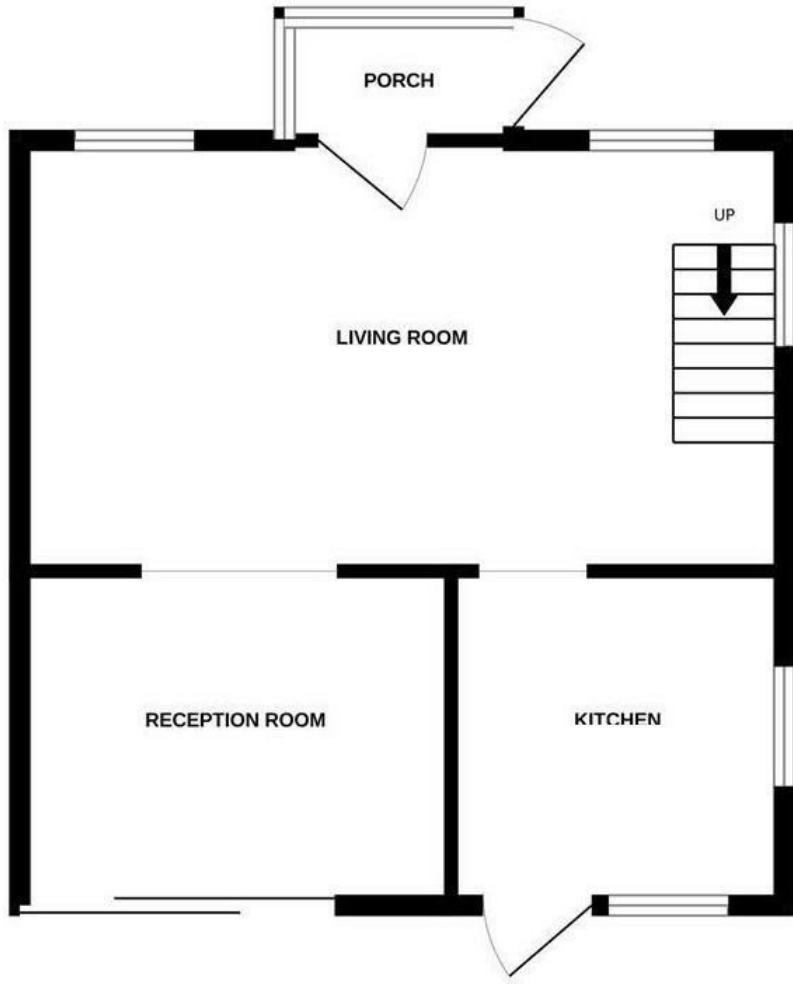
Courtyard style garden with patio and large shed/workshop with light and power connected.

AGENTS NOTE

The property is set back off the road behind 341 Battle Road with right of access via a gate to the left hand side of 341.

Council Tax Band: C





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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(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		