



ESTATE AGENTS

4 Chievely Cottages, Gillsmans Hill, St. Leonards-On-Sea, TN38 0SS

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Offers In Excess Of £220,000

PCM Estate Agents offers an opportunity to acquire this TWO BEDROOM, TWO RECEPTION ROOM END OF TERRACE COTTAGE, located in this RARELY AVAILABLE TWITTEN within St Leonards.

The property is offered to the market CHAIN FREE and retains some period features throughout including fireplaces and exposed wooden floorboards, the property is in need of modernisation but offers SPACIOUS ACCOMMODATION comprising lounge, dining room, kitchen, two first floor bedrooms, a bathroom and a loft room.

Externally the property enjoys a private and secluded COURTYARD STYLE GARDEN mainly to the side and front of the property.

Located towards the end of a Twitten within a popular region, within easy reach of central St Leonards with its range of boutique shops, bars, restaurant and the seafront, this property is considered ideal for those looking for a home to improve.

Call now to book your viewing.

PRIVATE FRONT DOOR OPENING TO:

LOUNGE

14'3 x 9'11 (4.34m x 3.02m)

Feature brick fireplace, exposed wooden floorboards, double glazed window to front aspect, radiator.

DINING ROOM

14'3 max x 10' (4.34m max x 3.05m)

Exposed brick fireplace, staircase rising to upper floor accommodation, understairs storage cupboards, further storage cupboards built into recess, cupboard housing wall mounted gas fired boiler, radiator, double glazed window to side aspect. Doorway to:

KITCHEN

11'10 x 6'7 (3.61m x 2.01m)

Comprising a range of eye and base level units with work surfaces over, four ring gas hob with extractor above and oven below, space for fridge/freezer,

space for washing machine, stainless steel inset sink with mixer tap, exposed wooden floorboards, double glazed window and door to side aspect leading out to the courtyard, radiator.

FIRST FLOOR LANDING

BEDROOM

11'7 x 10' (3.53m x 3.05m)

Feature fire surround, double glazed window to rear aspect, built in storage cupboards, radiator, exposed wooden floorboards.

BEDROOM

10' x 8'5 (3.05m x 2.57m)

Feature fire surround, storage cupboard built into recess, double glazed window to front aspect, exposed wooden floorboards, radiator.

BATHROOM

6'11 x 5'6 (2.11m x 1.68m)

Panelled bath with mixer tap, shower attachment, shower screen, wc, wash hand basin with storage beneath, part tiled walls, double glazed obscure glass window to front aspect, radiator.

LOFT ROOM

10'5 x 8'11 (3.18m x 2.72m)

Velux window to rear aspect, radiator, power point, door providing access to eaves storage. Accessed via a loft hatch within one of the first floor bedrooms.

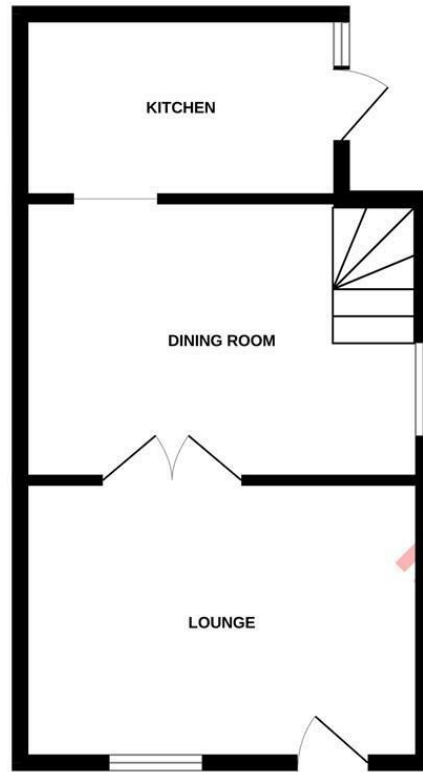
OUTSIDE

The property enjoys a private courtyard style garden which extends to the side and front with storage shed. To the front there is a gate with pathway leading to front door.

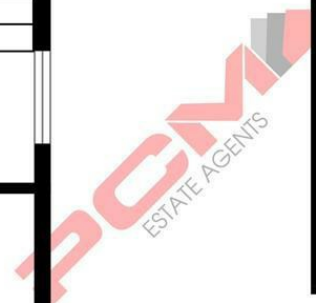
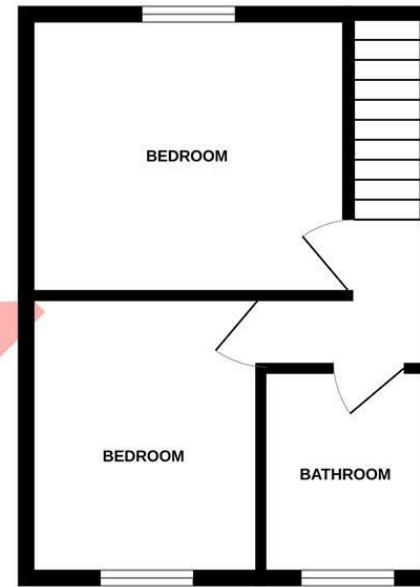
Council Tax Band: B



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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| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | 88 |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | 64 | |
| (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.