



ESTATE AGENTS

12, The Finches, St. Leonards-On-Sea, TN38 9LQ

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Price £285,000

PCM Estate Agents are delighted to present to the market this SEMI-DETACHED EXTENDED THREE BEDROOMED FAMILY HOME offered to the market CHAIN FREE and with modern comforts including gas fired central heating and double glazing, OFF ROAD PARKING for two vehicles and an ENCLOSED REAR GARDEN.

Tucked away in a quiet cul-de-sac position in this favourable region of St Leonards, this family home offers accommodation over two floors comprising an entrance hall, lounge, SEPARATE DINING ROOM, kitchen, GROUND FLOOR THIRD BEDROOM/ STUDY, first floor landing, TWO FURTHER BEDROOMS and a bathroom.

Conveniently positioned within easy reach of popular schooling establishments and amenities. Please call the owners agents now to book your viewing.

UPVC DOUBLE GLAZED FRONT DOOR

With pattern glass opening to:

ENTRANCE HALL

UPVC double glazed frosted glass window to side aspect, further wooden door opening to:

LIVING ROOM

16'4 x 13'4 (4.98m x 4.06m)

Stairs rising to upper floor accommodation, double radiator, under stairs storage cupboard, television point, door opening to:

KITCHEN

12'6 x 9'1 (3.81m x 2.77m)

Built with a matching range of matching eye and base level cupboards and drawers with worksurfaces over, freestanding gas cooker with double oven and extractor over, inset one & ½ bowl drainer-sink unit with mixer tap, wall mounted boiler, space and plumbing for washing machine, space for under counter fridge and separate freezer, part tiled walls, tile effect laminate flooring, double glazed window and door to rear aspect with views and access onto the garden.

DINING ROOM

13'6 x 6'5 (4.11m x 1.96m)

Double radiator, double glazed window to front aspect, door to:

GROUND FLOOR BEDROOM/ STUDY

12' x 6'3 (3.66m x 1.91m)

Double radiator, double glazed window to rear aspect with views onto the gardens.

FIRST FLOOR LANDING

Leading to:

BEDROOM ONE

12'8 x 9'1 (3.86m x 2.77m)

Double radiator, cupboard over stairs, double glazed window to rear aspect, loft hatch providing access to loft space.

BEDROOM TWO

12'8 x 6'8 (3.86m x 2.03m)

Dado rail, double radiator, double glazed window to front aspect.

BATHROOM

Panelled bath with mixer tap and shower attachment, concealed cistern dual flush low level wc, vanity enclosed wash hand basin with chrome mixer tap, ladder style heated towel rail, part tiled walls, double glazed pattern glass window to side aspect.

OUTSIDE - FRONT

Driveway providing off road parking for two vehicles.

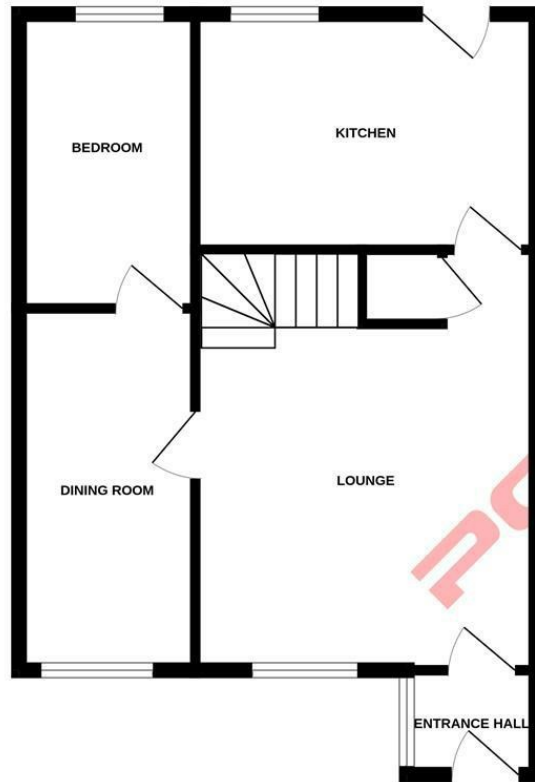
REAR GARDEN

Low maintenance garden with patio abutting the property, raised planting beds, fenced boundaries, gated side access to front garden, outside water tap, outside power point, wooden shed.

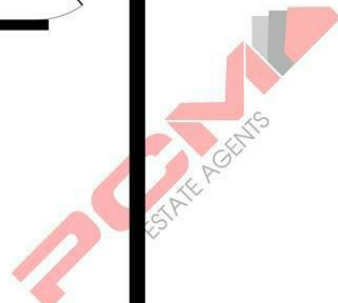
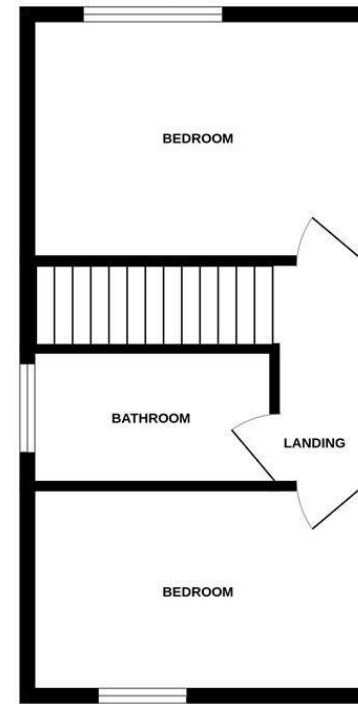
Council Tax Band: C



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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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	