



ESTATE AGENTS

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**Offers In Excess Of £260,000**



PCM Estate Agents are delighted to offer for sale this TWO BEDROOMED SEMI-DETACHED HOUSE occupying a CORNER PLOT position with OFF ROAD PARKING, located within a RARELY AVAILABLE quiet cul-de-sac within West St Leonards.

Accommodation comprises an entrance hallway, lounge, KITCHEN-DINER, first floor landing, TWO BEDROOMS and a bathroom. Externally the property boasts a PRIVATE AND SECLUDED REAR GARDEN considered family friendly, whilst to the front there is a front garden and a driveway providing OFF ROAD PARKING for multiple vehicles.

Located in a sought-after cul-de-sac within easy reach of a number of local schooling facilities, the property 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 HALLWAY**

Under stairs storage cupboard, radiator.

#### **LOUNGE**

12'6 x 9'10 (3.81m x 3.00m)

Dual aspect with double glazed windows to front and side aspects, stairs rising to the first floor accommodation, radiator.

#### **KITCHEN-DINER**

12'5 x 10'2 (3.78m x 3.10m)

Comprising a range of eye and base level units with worksurfaces over, space for gas cooker, inset one & ½ bowl stainless steel inset sink with mixer tap, space and plumbing for washing machine, space for tumble dryer, space for fridge freezer, space for breakfast table and chairs, radiator, double glazed window to rear aspect overlooking the garden.

#### **FIRST FLOOR LANDING**

Loft hatch, double glazed window to side aspect.

#### **BEDROOM**

12'6 x 9'8 (3.81m x 2.95m)

Double glazed windows to front and side aspects, radiator.

#### **BEDROOM**

10'2 x 6'1Q (3.10m x 1.85m)

Double glazed window to rear aspect, radiator.

#### **BATHROOM**

7'1 x 6'2 (2.16m x 1.88m)

Panelled bat with mixer tap and shower attachment, shower screen, dual flush wc, wash hand basin, part tiled walls, chrome ladder style radiator, airing cupboard, double glazed obscured window to rear aspect.

#### **REAR GARDEN**

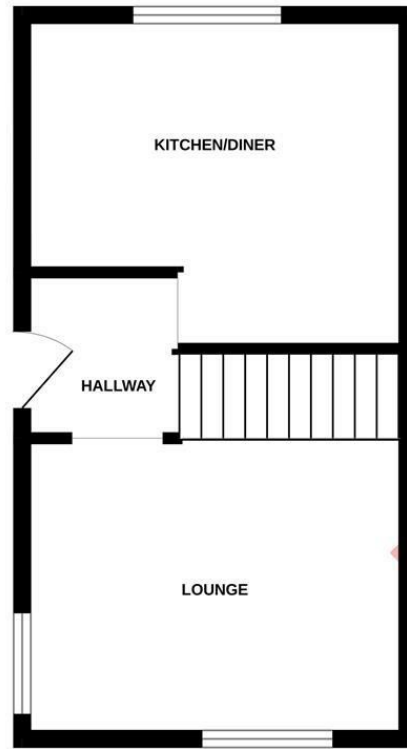
The property enjoys a private and secluded family friendly garden featuring a patio area ideal for seating and entertaining, the rest of the garden is mainly laid to lawn with mature shrubs and trees, storage shed, enclosed fenced boundaries, side access to the front of the property.

#### **OUTSIDE - FRONT**

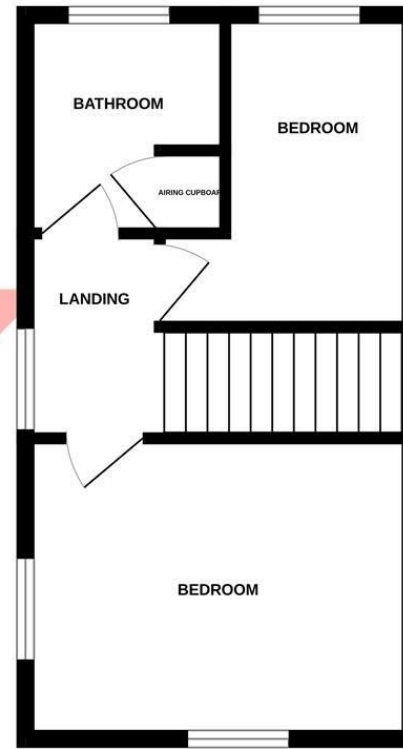
Mainly laid to lawn with a driveway providing off road parking for multiple vehicles.



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) <b>A</b>		<b>88</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>67</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	