



ESTATE AGENTS

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Offers In Excess Of £255,000

PCM Estate Agents are offering to the market an opportunity to purchase this MODERN TWO BEDROOMED TERRACED FAMILY HOME with ALLOCATED PARKING for two vehicle and an ENCLOSED PRIVATE GARDEN. Located in a quiet position within the favoured Little Ridge region of St Leonards, close to popular schooling establishments, nearby amenities, the Conquest Hospital and bus routes.

The property offers modern comforts including a combination of gas & electric heating and double glazed windows. Accommodation is exceptionally well-presented and well-proportioned arranged over two floors comprising an entrance hall, LOUNGE-DINER, MODERN KITCHEN, TWO DOUBLE BEDROOMS with BUILT IN WARDROBES and a SHOWER ROOM. The garden is a delightful feature being enclosed with raised planted beds, lawn and patio seating area to take advantage of the warmer summer days.

Viewing comes highly recommended, please call the owners agents now to book your viewing.

DOUBLE GLAZED FRONT DOOR

Opening to@

SPACIOUS ENTRANCE HALL

Light and spacious with stairs rising to the upper floor accommodation, radiator, dado rail, wood laminate flooring, coving to ceiling, doors opening to:

LOUNGE-DINER

14'3 max x 11'9 (4.34m max x 3.58m)

Well-presented room with down lights, coving to ceiling, television point, wall mounted electric radiator, combination of down lights and pendant feature hanging light over the dining table, double glazed sliding patio doors to garden allowing access and a pleasant outlook.

KITCHEN

9'8 x 7'5 narrowing to 5'4 (2.95m x 2.26m narrowing to 1.63m)

Modern and built with a matching range of eye and base level cupboards and drawers with worksurfaces over, four ring gas hob with oven below and extractor over, inset resin drainer-sink with mixer tap, space for tall fridge freezer, space and plumbing for washing machine, under cupboard lighting,

ceiling lights, wall mounted consumer unit for the electrics, tiled flooring, wall mounted cupboard concealed boiler, double glazed window to front aspect.

FIRST FLOOR LANDING

Loft hatch providing access to loft space, coving to ceiling, dado rail.

BEDROOM ONE

12'2 x 8'8 (3.71m x 2.64m)

Measurement is wall to wall, including space that the wardrobes take up. Mirrored sliding wardrobes, radiator, down lights, double glazed window to rear aspect with views onto the garden.

BEDROOM TWO

12'2 x 8'4 (3.71m x 2.54m)

Measurement excludes door recess. Airing cupboard with immersion heater, built in wardrobes with hanging rails and shelving, radiator, down lights, coving to ceiling, double glazed window to front aspect.

SHOWER ROOM

Walk in shower, vanity enclosed wash hand basin with low level wc, ladder style heated towel rail, part tiled walls, down lights, coving to ceiling, extractor fan for ventilation.

REAR GARDEN

Mainly laid to lawn with a stone patio abutting the property, raised planting beds either side of the garden, at the bottom of the garden there are wooden steps up to a raised decked patio offering ample outside space to sit out and eat al-fresco or entertain, rear gated access.

OUTSIDE - FRONT

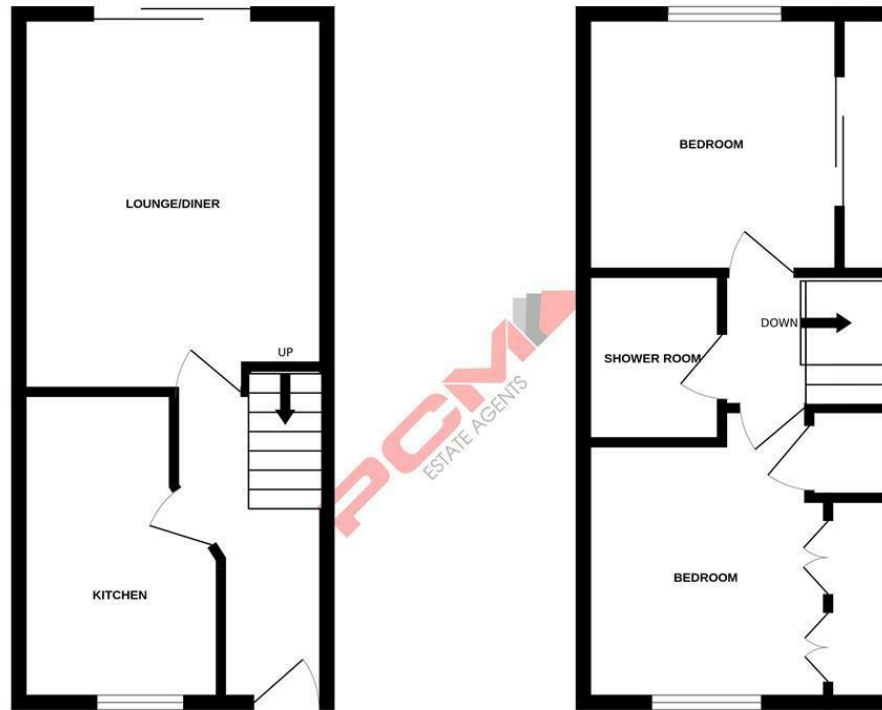
Allocated parking for two vehicles in tandem.

Council Tax Band: B



GROUND FLOOR

1ST FLOOR



NOT TO SCALE FOR LAYOUT PURPOSES ONLY

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			<div style="text-align: center;"> 72 </div> <div style="text-align: center; border: 1px solid black; border-radius: 50%; width: 40px; height: 40px; display: flex; align-items: center; justify-content: center; margin: 0 auto;"> 90 </div>
(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	