



ESTATE AGENTS

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**Offers In Excess Of £235,000**

PCM Estate Agents are delighted to offer for sale this SPACIOUS THREE BEDROOM END OF TERRACE HOUSE located in this popular region of St Leonards, within easy reach of local schooling and amenities.

The accommodation is spacious throughout and comprises entrance hall, LOUNGE, 18FT MODERN KITCHEN-BREAKFAST ROOM with integrated appliances, DOWNSTAIRS WC, upstairs landing, THREE GOOD SIZE BEDROOMS and a family bathroom. Externally the property benefits from a PRIVATE REAR GARDEN.

Located in this popular region of St Leonards, within easy reach of Tesco Superstore and bus routes, this property is considered an IDEAL FAMILY HOME.

#### **PRIVATE FRONT DOOR**

Opening to:

#### **ENTRANCE HALL**

Staircase rising to upper floor accommodation, understairs storage area, radiator.

#### **LOUNGE**

15'9 x 11'1 (4.80m x 3.38m)

Double glazed double doors opening to rear aspect leading out to the garden, radiator.

#### **KITCHEN/BREAKFAST ROOM**

18'3 max x 9'7 (5.56m max x 2.92m)

A well presented and modern fitted kitchen comprising a range of eye and base level units with work surfaces over, breakfast bar, four ring gas hob with extractor above and oven below, integrated fridge/freezer, integrated dishwasher, inset sink with mixer tap, space and plumbing for washing machine, double glazed window to front aspect.

#### **WC**

WC, wash hand basin, tiled splashback, double glazed obscured window to front aspect.

#### **FIRST FLOOR LANDING**

Two built in storage cupboards, further cupboard housing boiler, loft hatch.

#### **BEDROOM ONE**

15'3 x 8'3 (4.65m x 2.51m)

Double glazed window to rear aspect, radiator.

#### **BEDROOM TWO**

14'1 x 9'4 (4.29m x 2.84m)

Double glazed window to front aspect, radiator.

#### **BEDROOM THREE**

9'4 x 7'4 (2.84m x 2.24m)

Double glazed window to rear aspect, radiator.

#### **BATHROOM**

Panelled bath with mixer tap, shower attachment, dual flush wc, wash hand basin, radiator, double glazed obscure window to front aspect.

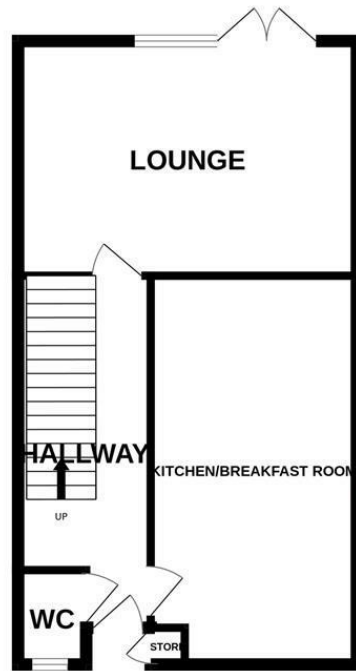
#### **REAR GARDEN**

Private rear garden mainly paved for ease of maintenance, storage shed, fenced boundaries, gate providing rear access.

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			
(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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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.