



ESTATE AGENTS

158, Wishing Tree Road, St. Leonards-On-Sea, TN38 9LB

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Price £265,000

PCM Estate Agents are presenting to the market CHAIN FREE an opportunity to secure this TERRACED THREE BEDROOMED HOUSE positioned in a sought-after region of St Leonards with benefits including double glazed windows, gas heating and ENCLOSED FRONT AND REAR GARDENS.

The property has accommodation arranged over two floors comprising a porch, entrance hall, DOWNSTAIRS WC, lounge, KITCHEN-DINER, upstairs landing, THREE BEDROOMS and a bathroom.

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

DOUBLE GLAZED FRONT DOOR

Opening to:

PORCH

Double glazed window to side aspect, double glazed door to:

ENTRANCE HALL

Stairs rising to upper floor accommodation, under stairs recessed area, wall mounted thermostat control for gas fired central heating, radiator, under stairs storage cupboard.

DOWNSTAIRS WC

Low level wc, wash hand basin, double glazed window to front aspect.

LOUNGE

15'9 x 10'7 (4.80m x 3.23m)

Radiator, television point, double glazed window and door to rear aspect with views and access onto the garden.

KITCHEN-DINER

18'9 x 9'5 (5.72m x 2.87m)

Ample space for dining table, fitted with a matching range of eye and base level cupboards and drawers with worksurfaces over, electric hob with oven and grill, inset resin drainer-sink unit with mixer tap, space and plumbing for washing machine, space for tall fridge freezer, part tiled walls, wood effect vinyl flooring, wall mounted cupboard concealed boiler, double glazed window to front aspect.

FIRST FLOOR LANDING

Under stairs storage cupboard, loft hatch providing access to loft space, airing cupboard.

BEDROOM ONE

13'7 x 9' (4.14m x 2.74m)

Radiator, built in wardrobe, double glazed window to rear aspect.

BEDROOM TWO

13'2 x 8'9 (4.01m x 2.67m)

Television point, double glazed window to front aspect.

BEDROOM THREE

10' x 6'7 (3.05m x 2.01m)

Radiator, double glazed window to rear aspect.

BATHROOM

Panelled bath with Victorian style mixer tap and shower attachment, shower over bath, low level wc, pedestal wash hand basin, tiled walls, tiled flooring, ladder style heated towel rail, double glazed window with obscured glass to front aspect.

OUTSIDE - FRONT

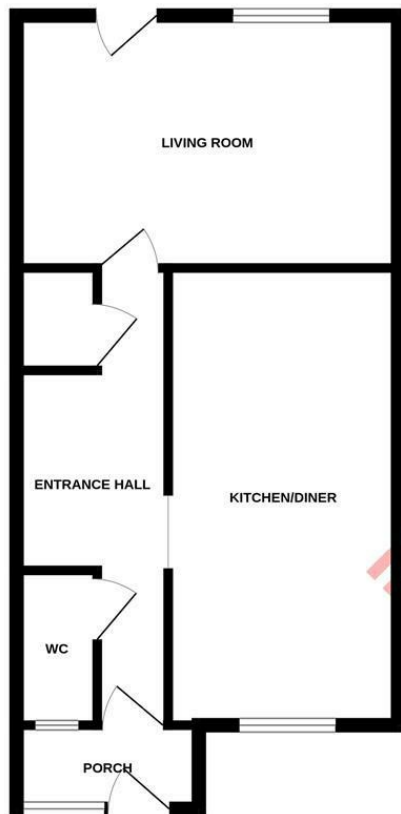
Enclosed with path to front door.

REAR GARDEN

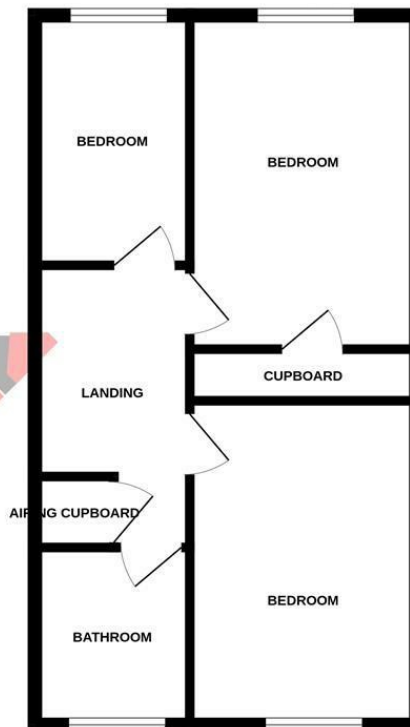
Low maintenance being laid with patio, raised planting beds, external storage cupboard.



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		70	
(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	

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.