



ESTATE AGENTS

39, The Slides, St. Leonards-On-Sea, TN38 9LE

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Offers In Excess Of £250,000

PCM Estate Agents are delighted to offer for sale this SPACIOUS THREE BEDROOM END OF TERRACED HOME located towards the end of a quiet cul-de-sac within St Leonards, within easy reach of local schooling making it and IDEAL FAMILY HOME.

The spacious accommodation comprises an entrance hallway, 17ft DUAL ASPECT LIVING ROOM, KITCHEN-BREAKFAST ROOM plus separate UTILITY ROOM, first floor landing, THREE GOOD SIZED BEDROOMS, family bathroom and a SEPARATE WC. Externally the property enjoys a PRIVATE AND ENCLOSED REAR GARDEN which is predominantly laid to lawn with two seating areas, whilst to the front there is an area of garden also.

The property is situated towards the end of a quiet cul-de-sac within St Leonards and is considered an IDEAL FIRST TIME PURCHASE. Please call PCM Estate Agents now to arrange your immediate viewing to avoid disappointment.

PRIVATE FRONT DOOR

Leading to:

ENTRANCE HALLWAY

Stairs rising to the first floor accommodation, double glazed obscured window to front aspect, wall mounted thermostat control, door to:

LOUNGE

17'7 x 10'8 (5.36m x 3.25m)

Dual aspect with double glazed window to front aspect, double glazed French doors to rear aspect leading out to the garden, radiator, telephone point.

KITCHEN-BREAKFAST ROOM

13'4 x 9'11 (4.06m x 3.02m)

Comprising a range of eye and base level units with worksurfaces over, space for cooker, inset one & ½ bowl ceramic sink with mixer tap, space for fridge freezer, double glazed windows to rear and side aspects, space for breakfast table and chairs, under stairs storage cupboard, radiator.

UTILITY ROOM

7'2 x 7' (2.18m x 2.13m)

Ample space for appliances including fridge freezer, tumble dryer, washing

machine, wall mounted gas fired boiler, further built in storage cupboards, double glazed window to front aspect, door to side aspect leading out to the garden.

FIRST FLOOR LANDING

Built in storage cupboard, double glazed window to rear aspect, radiator.

BEDROOM

12'6 max x 11'8 (3.81m max x 3.56m)

Double glazed window to front aspect, radiator.

BEDROOM

10'8 x 8'10 (3.25m x 2.69m)

Double glazed window to front aspect, radiator.

BEDROOM

9'5 max x 8'6 (2.87m max x 2.59m)

Double glazed window to rear aspect, radiator.

BATHROOM

Panelled bath with mixer tap and shower attachment, wash hand basin, double glazed obscured window to rear aspect.

WC

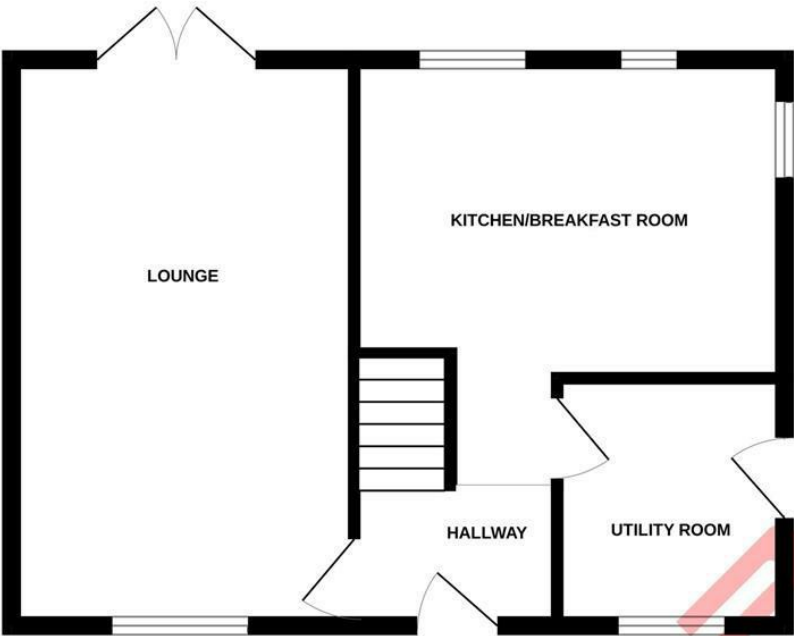
Dual flush wc, double glazed obscured window to rear aspect.

REAR GARDEN

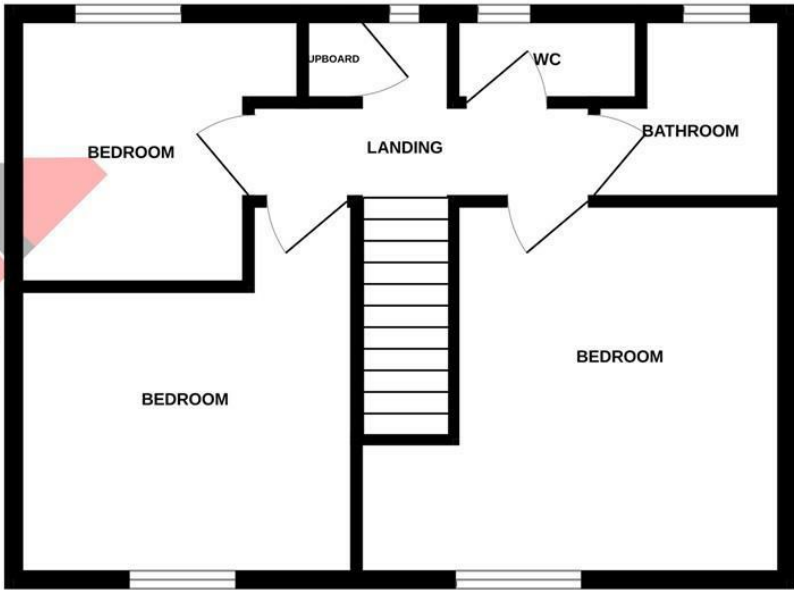
Private and enclosed, family friendly being predominantly laid to lawn with two seating areas and enclosed fenced boundaries.



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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