



**118, Hollington Old Lane, St. Leonards-On-Sea, TN38
9DR**

Web: www.pcstateagents.co.uk
Tel: 01424 839111

Guide Price £225,000

**** GUIDE PRICE £225,000 - £235,000 ****

PCM Estate Agents welcome to the market this well-presented TWO DOUBLE BEDROOM TERRACED HOUSE located in a quiet cul-de-sac in St Leonards, within easy reach of local schooling.

The property offers spacious accommodation arranged over two floors comprising an entrance hall, lounge with FEATURE LOG BURNER, generous KITCHEN-DINER and bathroom/ utility, whilst to the first floor there are TWO GOOD SIZED DOUBLE BEDROOMS. Externally the property also enjoys a PRIVATE AND ENCLOSED TIERED REAR GARDEN.

The property is considered an IDEAL FAMILY HOME, please call now to arrange your immediate viewing to avoid disappointment.

PRIVATE FRONT DOOR

Leading to:

ENTRANCE HALLWAY

Door leading to:

LOUNGE

12'11 x 10'11 (3.94m x 3.33m)

Spacious with feature log burner, radiator, double glazed window to front aspect, door to:

KITCHEN-DINER

12'11 x 12'2 (3.94m x 3.71m)

Comprising a range of eye and base level units with worksurfaces over, ample space for dining table and chairs, part exposed brick wall with space for range cooker, stainless steel inset sink with mixer tap, space for fridge freezer, space for tumble dryer, stairs rising to first floor accommodation.

REAR LOBBY

Double doors leading out to the garden, radiator.

BATHROOM/ UTILITY

P shaped panelled bath with mixer tap and shower attachment, shower screen, built in storage cupboards, worksurfaces with inset sink and storage cupboard below, space and plumbing for washing machine, ladder style radiator, opening to a wc, double glazed obscured windows to side aspect.

FIRST FLOOR LANDING

Loft hatch.

BEDROOM

12'11 x 10'11 (3.94m x 3.33m)

Built in wardrobe, radiator, double glazed window to front aspect.

BEDROOM

12'11 x 9'3 (3.94m x 2.82m)

Double glazed window to rear aspect, radiator.

REAR GARDEN

Private and enclosed tiered rear garden, featuring a courtyard area abutting the property, steps rising to the upper section of garden which provides further space for seating and entertaining.

Council Tax Band: B





Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, 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		
(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		