



ESTATE AGENTS

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Offers In Excess Of £290,000

PCM Estate Agents are delighted to present to the market an opportunity to acquire this exceptionally well-presented and well-proportioned SEMI-DETACHED THREE BEDROOM FAMILY HOME, with OFF ROAD PARKING, gas central heating and double glazing.

Offering well-appointed accommodation over two floors comprising a porch, spacious entrance hall with ample storage, DOWNSTAIRS WC, DUAL ASPECT LOUNGE-DINER, MODERN KITCHEN with INTEGRATED APPLIANCES, upstairs landing, THREE GOOD SIZED BEDROOMS and a family bathroom. The property also has a workshop/ store room as well as BEAUTIFULLY LANDSCAPED FRONT AND REAR GARDENS.

Positioned in this sought after region of St Leonards, close to amenities within Little Ridge including popular schooling establishments, the nearby Conquest Hospital and bus routes.

DOUBLE GLAZED FRONT DOOR

Opening to:

PORCH

Tiled flooring, double glazed window to both side elevations, double glazed door leading to entrance hall and further door leading to:

STORAGE/ WORKSHOP

6'8 x 5'4 (2.03m x 1.63m)

Double glazed window to side elevation, power and light.

ENTRANCE HALL

Stairs rising to upper floor accommodation, under stairs recessed area offering additional storage space, large storage cupboard/ utility cupboard, radiator, telephone point, coving to ceiling, wood laminate flooring, doors to:

DOWNSTAIRS WC

Low level wc, wall mounted wash hand basin, radiator, part tiled walls, tiled flooring, wall mounted consumer unit for the electrics, double glazed window to front aspect.

LOUNGE-DINER

21'4 max x 12'8 narrowing to 9'4 (6.50m max x 3.86m narrowing to 2.84m)

Wood laminate flooring, radiator, coving to ceiling, television point, ample space for dining table and lounge furniture, dual aspect room with double glazed window to front and double glazed window to rear having views onto the garden, archway to:

KITCHEN

13'1 max x 7'10 (3.99m max x 2.39m)

Tiled flooring, part tiled walls, radiator, large larder cupboard, coving to ceiling, modern and fitted with a matching range of eye and base level cupboards and drawers soft close hinges and worksurfaces over, induction AEG hob with extractor over and electric fan assisted oven below, cupboard concealed boiler, inset one & ½ bowl drainer-sink unit with mixer tap, space for dishwasher and fridge freezer, return door to entrance hall, double glazed window and door to rear aspect providing outlook and access onto the beautifully landscaped rear garden.

HALF LANDING

Radiator, stairs rising to:

FIRST FLOOR LANDING

Loft hatch providing access to loft space, airing cupboard housing the immersion heater and offering additional storage space.

BEDROOM

12'6 x 10'9 (3.81m x 3.28m)

Radiator, coving to ceiling, range of sympathetically positioned bedroom furniture which is incorporated in the sale, double glazed window to rear aspect.

BEDROOM

12'6 x 8'9 (3.81m x 2.67m)

Coving to ceiling, radiator, double glazed window to front aspect.

BEDROOM

9'8 x 7' (2.95m x 2.13m)

Coving to ceiling, radiator, double glazed window to rear aspect.

FAMILY BATHROOM

Panelled bath with mixer tap and shower attachment, electric shower over bath with rain style shower head, glass shower screen, dual flush low level wc, pedestal wash hand basin with chrome mixer tap, radiator, tiled walls, tiled flooring, double glazed window to front aspect with frosted glass for privacy.

OUTSIDE - FRONT

Driveway providing off road parking, lawned front garden with established plants and shrubs, pathway to front door, exterior lighting.

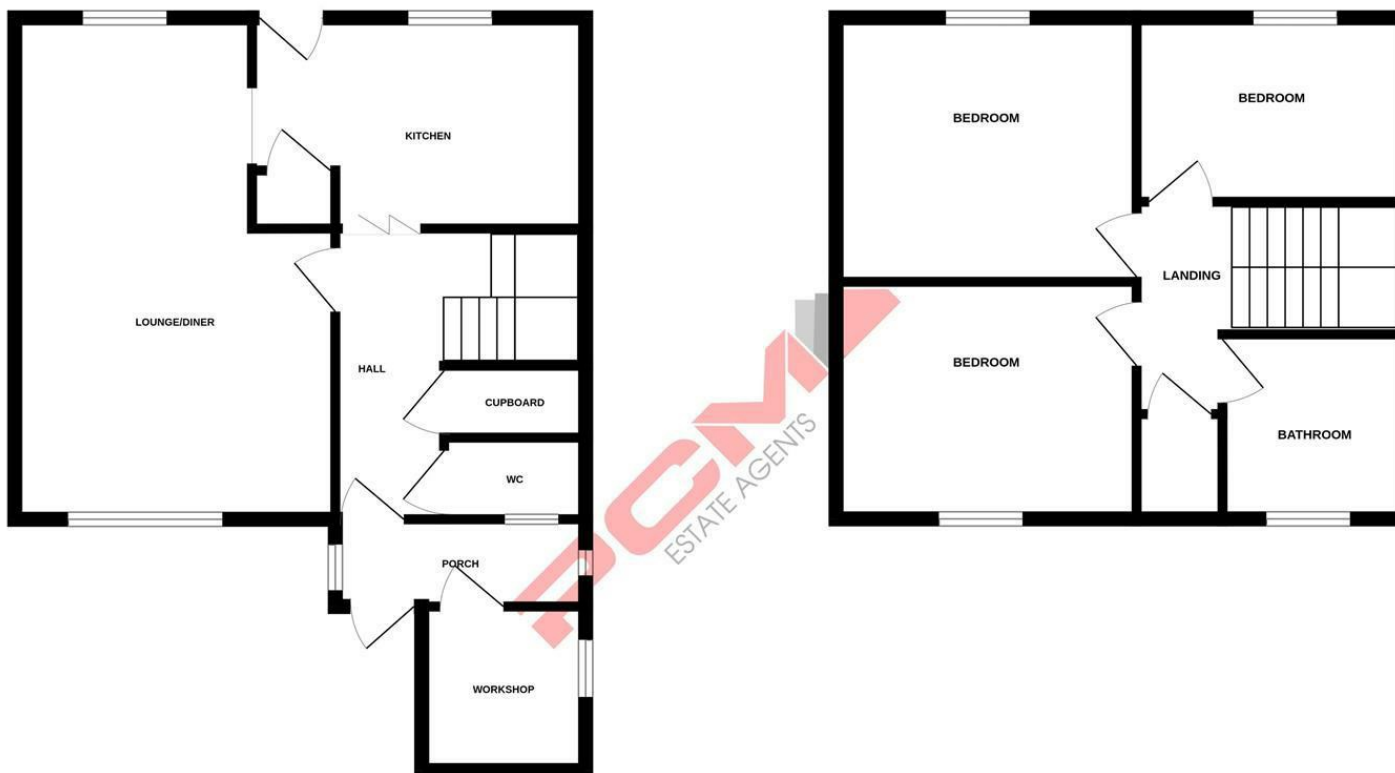
REAR GARDEN

Landscaped and enclosed with a patio abutting the property and offering ample space to sit out, entertain and eat al-fresco, fenced boundaries, raised planted beds with established plants and shrubs, gated side access.

AGENTS NOTE

The vendor has advised that there is a £12 per month service charge for grass cutting the large area out front





TOTAL FLOOR AREA : 959 sq.ft. (89.1 sq.m.) approx.

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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