



146, Harrow Lane, St. Leonards-On-Sea, TN37 7JZ

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Offers In Excess Of £340,000

PCM Estate Agents are delighted to present to the market an opportunity to acquire this THREE BEDROOM LINK-DETACHED HOUSE, conveniently positioned on this sought-after road in St Leonards, close to popular schooling establishments and nearby amenities. The property benefits from a GARAGE DRIVEWAY and an ENCLOSED LOW-MAINTENANCE GARDEN.

Inside, accommodation is arranged over two floors comprising a porch onto entrance hall, DUAL ASPECT LOUNGE-DINER, conservatory, kitchen, lobby and a ground floor WC, whilst upstairs the landing provides access to THREE BEDROOMS, SHOWER ROOM and a SEPARATE WC. The property also benefits from modern comforts including double glazed windows, electric heating via the AIR SOURCE HEAT PUMP and SOLAR PANELS with two batteries which contribute to the energy efficiency of this family home.

Positioned within easy reach of popular schooling establishments and nearby amenities within Little Ridge, as well as other amenities within the wider area.

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

DOUBLE GLAZED SLIDING DOOR

Opening to:

PORCH

Brick construction, double glazed window to front aspect, further double glazed window and door opening to:

ENTRANCE HALL

Stairs rising to upper floor accommodation, coving to ceiling, under stairs storage cupboard, doors opening to:

LOUNGE AREA

15'9 into bay x 13'7 (4.80m into bay x 4.14m)

Radiator, television point, double glazed bay window to front aspect with views onto the front garden, open plan to:

DINING AREA

11'1 x 8'9 (3.38m x 2.67m)

Radiator, serving hatch through to kitchen, double glazed window and door to rear aspect opening to:

CONSERVATORY

7'3 x 6'1 (2.21m x 1.85m)

Part brick construction with double glazed windows to both side and rear elevations, tinted glass roof, radiator, lighting and a lovely view onto the garden.

KITCHEN

11'7 x 9'6 (3.53m x 2.90m)

Serving hatch through to dining room, part tiled walls, radiator, fitted with matching range of eye and base level cupboards and drawers with worksurfaces over, induction hob with oven below, fitted cooker hood, inset ceramic one & ½ bowl drainer-sink unit with mixer tap, space for tall fridge freezer, space and plumbing for washing machine, pantry style cupboard, double glazed window to rear aspect with views onto the garden, door to side aspect leading to:

LOBBY

9'8 narrowing to 6'6 x 8'5 (2.95m narrowing to 1.98m x 2.57m)

Radiator, coving to ceiling, door to garage, double glazed door and window to rear aspect having views and access onto the garden, double opening doors to:

WC

Dual flush low level wc, pedestal wash hand basin, radiator, extractor fan for ventilation.

FIRST FLOOR LANDING

Loft hatch providing access to loft space, airing cupboard housing the pressurised cylinder, double glazed window to side aspect.

BEDROOM

13'5 x 11'2 (4.09m x 3.40m)

Radiator, double glazed window to front aspect.

BEDROOM

11'4 x 10'7 (3.45m x 3.23m)

Radiator, double glazed window to rear aspect.

BEDROOM

8'9 x 7' (2.67m x 2.13m)

Measurement excludes door recess, radiator, built in wardrobe.

SHOWER ROOM

Walk in shower enclosure with electric shower, pedestal wash hand basin, radiator, part tiled walls, double glazed window with obscured glass to rear aspect.

SEPARATE WC

Low level wc, double glazed door opening to side.

OUTSIDE - FRONT

Driveway providing off road parking, front garden being neatly landscaped with a variety of mature plants, shrubs and trees, pathway to front door.

GARAGE

17'1 x 8'4 (5.21m x 2.54m)

Carpeted, up and over door, power and light, personal door to rear lobby.

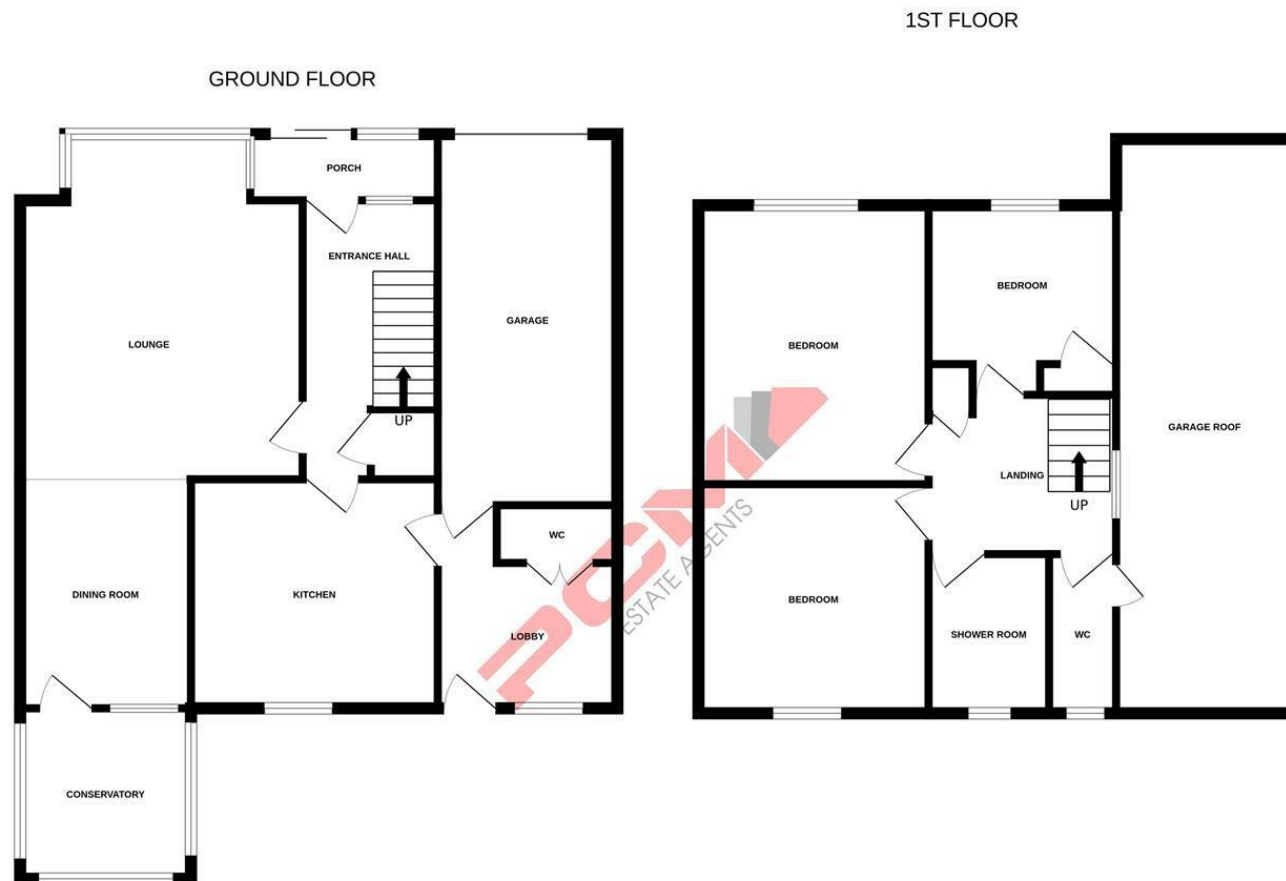
REAR GARDEN

Landscaped with path and patio, well-stocked with a variety of mature plants, shrubs and fruit trees, air source heat pump. The garden is private with gated side access and a wooden shed. The garden is ideal for those that enjoy gardening/ growing fruit and vegetables, as well as those with families.

AGENTS NOTE

The property has 14 solar photovoltaic panels and two batteries (one of which is 2.5 kw and the other being 3.2 kw), which helps to reduce the cost of energy and makes the home more energy efficient.





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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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	