









40, Kent Road, St. Leonards-On-Sea, TN38 9QJ

PCM Estate Agents present to the market CHAIN FREE this MID TERRACED THREE BEDROOM HOUSE with double glazed windows and gas central heating. Positioned on this sought-after region of St Leonards, close to amenities and popular schooling establishments.

Inside, the property is arranged over two floors comprising an entrance hall, DOWNSTAIRS WC, lounge, KITCHEN-DINER, upstairs landing, THREE BEDROOMS and a bathroom. Externally the property benefits from a PRIVATE REAR GARDEN enjoying a PLEASANT OUTLOOK and a SUNNY ASPECT.

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

PRIVATE FRONT DOOR

Leading to:

ENTRANCE HALL

Stairs rising to upper floor accomodation, radiator, under stairs recess, doors opening to:

DOWNSTAIRS WC

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

LOUNGE

15'9 x 11'1 (4.80m x 3.38m)

Radiator, coving to ceiling, dado rail, television point, double glazed sliding patio doors providing a pleasant outlook and access onto the garden.

KITCHEN-DINING ROOM

18'3 x 9'7 (5.56m x 2.92m)

Well-presented and modern comprising a range of eye and base level units with worksurface over, four ring gas hob with cooker hood over and waist level oven, space and plumbing for washing machine, inset drainer-sink unit with mixer tap, tiled flooring, part tiled walls, storage cupboard, ample space for dining table and double glazed window to front aspect.

FIRST FLOOR LANDING

Coving to ceiling, loft hatch providing access to loft space, two built in storage cupboards, doors opening to:

BEDROOM

15'3 x 8'3 (4.65m x 2.51m)

Double glazed window to rear aspect, radiator.

BEDROOM

14'1 x 9'4 (4.29m x 2.84m)

Double glazed window to front aspect, radiator.

BEDROOM

9'4 x 7'4 (2.84m x 2.24m)

Double glazed window to rear aspect, radiator.

BATHROOM

Panelled bath with mixer tap and shower attachment, glass shower screen, low level wc, pedestal wash hand basin, part tiled walls, tiled flooring, double glazed pattern glass window to front aspect.

ENCLOSED REAR GARDEN

Fenced boundaries, patio and section of lawn. Enjoying a pleasant outlook and plenty of sunshine throughout the day.

Council Tax Band: B

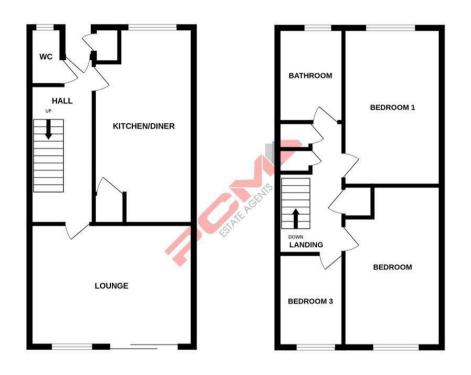








GROUND FLOOR 1ST FLOOR



While every attempt has been made be ensure the accuracy of the floorgain contained here, measurements of doors, windows, rooms and any other letters are approximate and for expendibility is believe for any error, prospective purchaser. The services, systems and applications shown have not been tested and no guarantee as to their operability or efficiency can be given.

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