



ESTATE AGENTS

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**Price £225,000**



PCM Estate Agents are delighted to present to the market an opportunity to acquire this CHAIN FREE END OF TERRACED TWO BEDROOM HOUSE, positioned in a quiet cul-de-sac location within this favourable region of St Leonards. The property offers modern comforts including gas fired central heating and double glazing, as well as benefitting from an ENCLOSED PRIVATE REAR GARDEN and an ALLOCATED PARKING SPACE.

Accommodation is arranged over two floors and comprises an entrance hall, lounge, KITCHEN-DINER, upstairs landing, TWO BEDROOMS and a bathroom. There is a rear garden that is mainly laid to lawn. Whilst the property is in need of some updating it does present well to the market and is ideal for FIRST TIME BUYERS.

Positioned within easy reach of amenities including popular schooling establishments and amenities within Silverhill, including Asda Superstore.

Please call the owners agents now to book your viewing.

#### **DOUBLE GLAZED FRONT DOOR**

Leading to;

#### **ENTRANCE HALL**

Door opening to;

#### **LIVING ROOM**

13'2" x 13'1" (4.01 x 3.99)

Stairs rising to upper floor accommodation, under stairs recessed area, telephone point, radiator, double glazed window to front aspect, doorway leading to;

#### **KITCHEN-DINING ROOM**

13'1" x 8'6" (3.99 x 2.59)

Fitted with a range of eye and base level cupboards and drawers with work surfaces over, four ring gas hob with oven below and extractor over, inset one ½ bowl drainer-sink unit with mixer tap, space and plumbing for washing machine, space for tall fridge freezer, space for dining table, radiator, part tiled walls, tile effect vinyl flooring, double glazed window and door to rear aspect overlooking the garden.

#### **FIRST FLOOR LANDING**

Loft hatch providing access to loft space, door to;

#### **BEDROOM ONE**

13'1" x 10'0" (3.99 x 3.05)

Radiator, under stairs storage cupboard, airing cupboard, double glazed windows to front aspect.

#### **BEDROOM TWO**

9'11" x 6'3" (3.02 x 1.91)

Radiator, double glazed window to rear aspect having views over the garden.

#### **BATHROOM**

P shaped panelled bath with mixer tap and electric shower over bath with glass shower screen, pedestal wash hand basin with mixer tap, dual flush low level wc, chrome ladder style heated towel rail, part tiled walls, tiled flooring, extractor for ventilation, double glazed obscured glass window to rear aspect.

#### **PARKING**

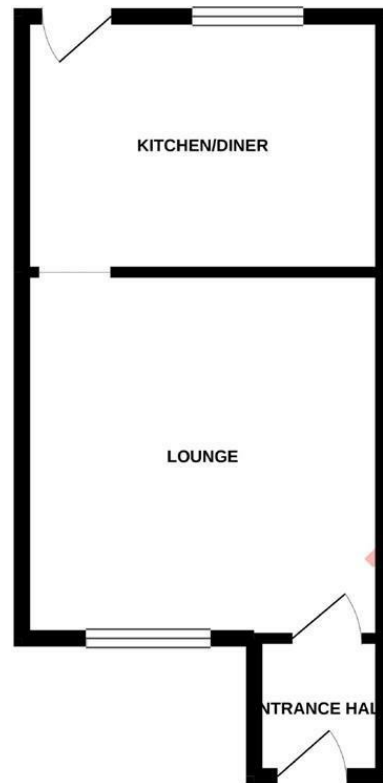
Allocated rear parking space.

#### **REAR GARDEN**

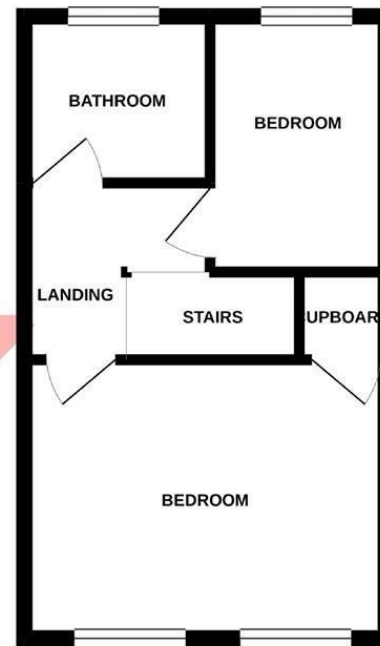
Mainly laid to lawn with fenced boundaries, additional parcel of garden, gated side access.



GROUND FLOOR  
315 sq.ft. (29.3 sq.m.) approx.



1ST FLOOR  
292 sq.ft. (27.1 sq.m.) approx.



TOTAL FLOOR AREA : 607 sq.ft. (56.4 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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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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	