







PCM
ESTATE AGENTS

97, Bohemia Road, St Leonards-On-Sea, TN37 6RJ

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Price £265,000

PCM Estate Agents are delighted to present to the market this THREE BEDROOM MID-TERRACED FAMILY HOME, which was formerly converted from an office space into a MODERN FAMILY HOME, conveniently located in the Bohemia area of St Leonards and giving access to local shops and amenities, schools and Alexandra Park. The property is offered to the market CHAIN FREE.

Accommodation comprises an OPEN PLAN LOUNG-DINING ROOM, MODERN KITCHEN, first floor landing, THREE BEDROOMS and a bathroom. The property also benefits from modern comforts including gas fired central heating and double glazing, along with a PRIVATE COURTYARD GARDEN.

Please contact the owners agents today to arrange your viewing and avoid disappointment.

PRIVATE FRONT DOOR
Opening to:

LOUNGE-DINING ROOM
26'5 x 13'8 (8.05m x 4.17m)
Stairs rising to the first floor landing, under stairs storage cupboard, wall mounted thermostat, radiator, double glazed window to front aspect, door opening to the rear courtyard and further door to:

KITCHEN
7'6 x 12'5 (2.29m x 3.78m)
Modern and comprising a range of eye and base level units, inset stainless steel sink, four ring electric hob with electric oven below and extractor over, cupboard housing the wall mounted gas boiler, space and plumbing for washing machine, space for tall fridge freezer, dual aspect with double glazed windows to rear and side aspects.

FIRST FLOOR LANDING
Loft hatch, doors to:

BEDROOM
14'2 x 11'7 (4.32m x 3.53m)
Radiator, double glazed bay window to front aspect.

BEDROOM
12'3 x 7'6 (3.73m x 2.29m)
Radiator, two double glazed windows to side aspect.

BEDROOM
8'3 x 5'7 (2.51m x 1.70m)
Radiator, double glazed window to rear aspect.

BATHROOM
Comprising a panelled bath, wash hand basin, low level dual flush wc, part tiled walls, chrome heated towel rail.

COURTYARD
There is a small area of courtyard ideal for potted plants and bistro style table and chairs.

Council Tax Band: B



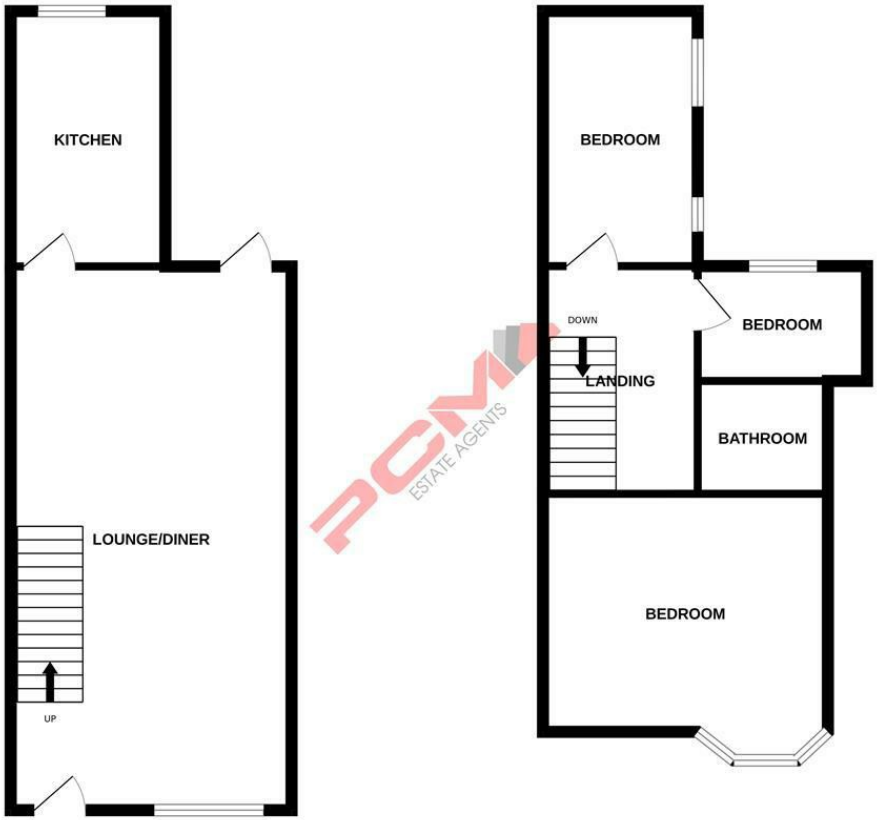






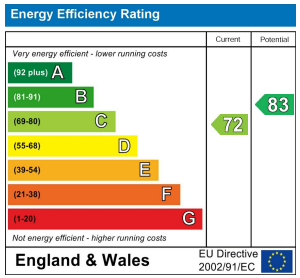
GROUND FLOOR

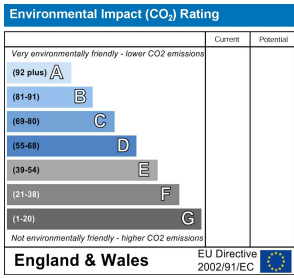
1ST FLOOR



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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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