



ESTATE AGENTS

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7QH**

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**Price £359,950**

PCM Estate Agents are delighted to present to the market an opportunity to acquire this CHAIN FREE THREE DOUBLE BEDROOM DETACHED HOUSE conveniently positioned in this quiet and RARELY AVAILABLE cul-de-sac within the favourable region of S Leonards. The property benefits from a OFF RIAD PARKING, GARAGE and an ENCLOSED REAR GARDEN.

Although this FAMILY HOME is IN NEED OF SOME MODERNISATION, it offers the perfect opportunity for the eventual buyer to position their own personality into the home. Accommodation is well-proportioned and arranged over two floors comprising a welcoming entrance hall with ample storage space, a L SHAPED DUAL ASPECT LOUNGE-DINING ROOM, kitchen and a DOWNSTAIRS WC. To the first floor, the landing provides access to THREE DOUBLE BEDROOMS and a bathroom which has a bath and separate shower. The property further benefits from gas central heating and double glazing.

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

#### **WOODEN FRONT DOOR**

Leading to:

#### **SPACIOUS ENTRANCE HALL**

Stairs rising to upper floor accommodation, radiator, coving to ceiling, dado rail, under stairs recessed area, doors to:

#### **DOWNSTAIRS WC**

Low level wc, pedestal wash hand basin, radiator, double glazed window to front aspect.

#### **LOUNGE**

10'8 x 10'3 (3.25m x 3.12m)

Radiator, coving to ceiling, fireplace double glazed window to front aspect, open plan to:

#### **DINING ROOM**

16'8 x 10' (5.08m x 3.05m)

Double radiator, coving to ceiling, double glazed window and door to rear aspect with views and access to the garden.

#### **KITCHEN**

12'8 narrowing to 10'2 x 7'8 (3.86m narrowing to 3.10m x 2.34m)

In need of modernisation but fitted with a matching range of eye and base level cupboards and drawers with worksurfaces over, space for cooker, space and plumbing for washing machine, tiled walls, tiled flooring, under stairs cupboard, radiator, wall mounted security alarm pad, double glazed window to rear aspect with views onto the garden and double glazed door opening to side providing access onto the garden.

#### **HALF LANDING**

Double glazed window to side aspect, stairs rising to:

#### **FIRST FLOOR LANDING**

Loft hatch providing access to loft space, doors opening to:

#### **BEDROOM**

14'3 x 10'3 (4.34m x 3.12m)

Coving to ceiling, radiator, built in wardrobes with mirrored sliding doors, double glazed windows to rear aspect.

#### **BEDROOM**

10'8 x 10' (3.25m x 3.05m)

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

#### **BEDROOM**

9'5 x 8'4 (2.87m x 2.54m)

Coving to ceiling, radiator, airing cupboard housing immersion heater, double glazed window to rear aspect.

#### **BATHROOM**

Panelled bath with mixer tap and shower attachment, separate walk-in shower enclosure with shower, low level wc, pedestal wash hand basin with mixer tap, tiled walls, double radiator, down lights, two double glazed windows to front aspect.

#### **OUTSIDE - FRONT**

Shared driveway with one other property, off road parking for two-three vehicles.

#### **ATTACHED GARAGE**

Electric roller door, personal door to garden.

## **REAR GARDEN**

Lovely size, extending off the rear and side elevations, mainly laid to lawn with a patio, fenced boundaries and rear gated access. The garden is established with a variety of mature plants and small trees, outside water tap, personal door to garage.

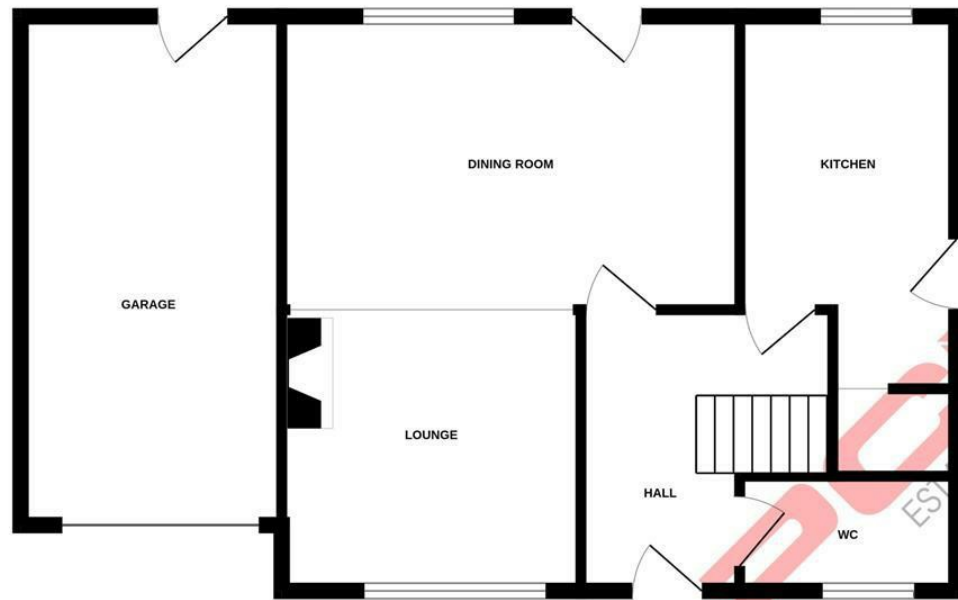
Council Tax Band: D



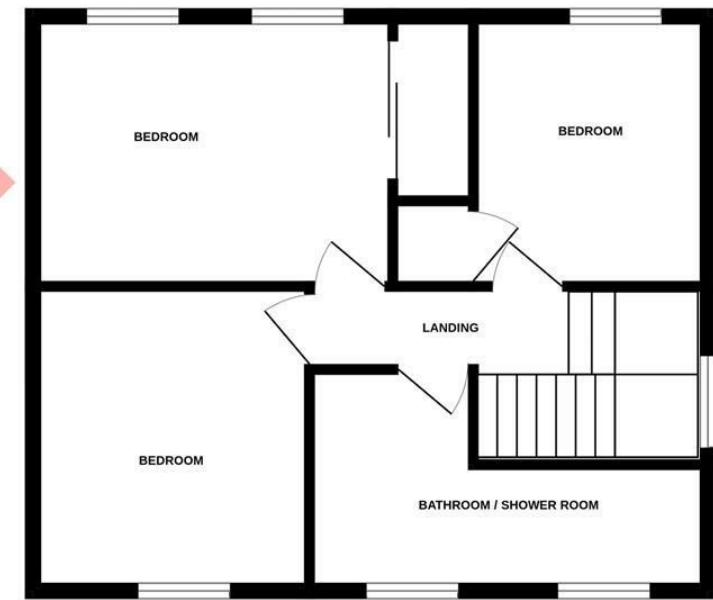




GROUND FLOOR



1ST FLOOR



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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| 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 |           |

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.