



ESTATE AGENTS

66, Welton Rise, St. Leonards-On-Sea, TN37 7RF

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Offers In Excess Of £270,000

PCM Estate Agents welcome to the market an exciting opportunity to acquire this CHAIN FREE, MODERN TERRACED THREE BEDROOM HOUSE with GARAGE located in a block nearby. The property is situated tucked away from the road in a quiet spot.

Accommodation is arranged over two floors comprising a welcoming entrance hall, KITCHEN-DINER, lounge with views and access onto the rear garden, DOWNSTAIRS WC, upstairs landing, MASTER BEDROOM with BUILT IN WARDROBES and EN-SUITE SHOWER ROOM, TWO FURTHER WELL-PROPORTIONED BEDROOMS and a family bathroom. Benefits include gas fired central heating and double glazing.

Located on the outskirts of the favoured Little Ridge region of St Leonards, close to popular schooling establishments and nearby local amenities. This MODERN HOME must be viewed to fully appreciate the convenient position and quality of the accommodation on offer.

Please call the owners agents now to book your appointment.

DOUBLE GLAZED FRONT DOOR

Opening to:

ENTRANCE HALL

Tiled flooring, under stairs storage cupboard, wall mounted thermostat control for gas fired central heating, coving to ceiling, doors to:

LOUNGE

15'3 x 14'5 (4.65m x 4.39m)

Coving to ceiling, two double radiators, television point, double glazed window with French doors to rear aspect having views and access onto the garden.

KITCHEN-DINER

16'7 max x 8'2 (5.05m max x 2.49m)

Fitted with a matching range of eye and base level cupboards and drawers, worksurfaces and tiled splashbacks, gas hob with fitted cooker hood over and oven below, appliances including a freestanding fridge freezer, washing machine and dishwasher, tiled flooring, radiator, coving to ceiling, down lights, double glazed window to front aspect.

DOWNSTAIRS WC

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

FIRST FLOOR LANDING

Loft hatch, radiator, doors to:

BEDROOM

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12'1 max narrowing to 9'4 x 9'6 max (3.68m max narrowing to 2.84m x 2.90m max)

Built in wardrobe with mirrored sliding doors, further built in airing cupboard, coving to ceiling, radiator, double glazed window to front aspect having views of the sea, door to:

EN-SUITE

Walk-in shower, pedestal wash hand basin, low level wc, part tiled walls, tiled flooring, down lights, extractor for ventilation.

BEDROOM

13'4 x 8'6 (4.06m x 2.59m)

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

BEDROOM

10'3 max x 6'8 (3.12m max x 2.03m)

Measurement excludes recess. Coving to ceiling, radiator, double glazed window to rear aspect.

BATHROOM

Panelled bath with mixer tap and shower attachment, dual flush low level wc, pedestal wash hand basin with mixer tap, tiled flooring, part tiled walls, heated towel rail, coving to ceiling, down lights, extractor for ventilation.

REAR GARDEN

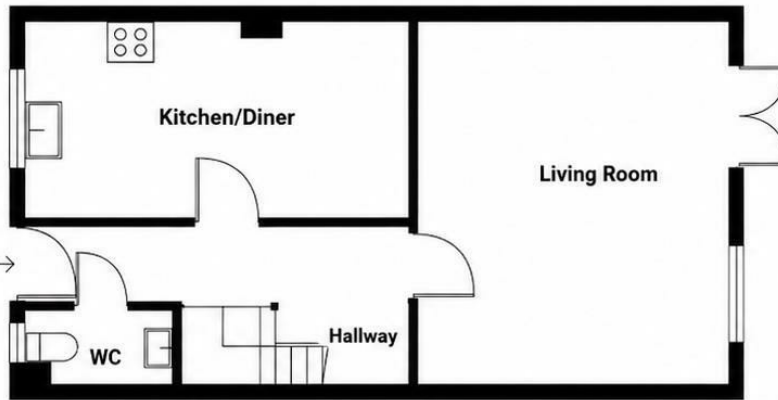
Terraced and low-maintenance with a patio abutting the property, few steps up to an area of garden having the remanence of a pond and some established planted shrubs.

GARAGE

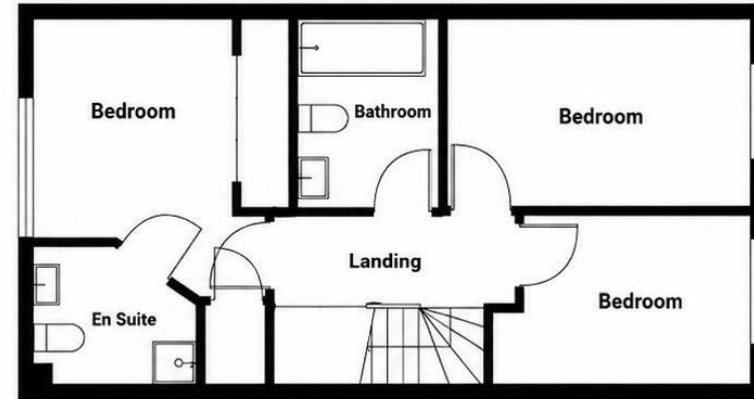
Located in a block nearby.

Council Tax Band: C

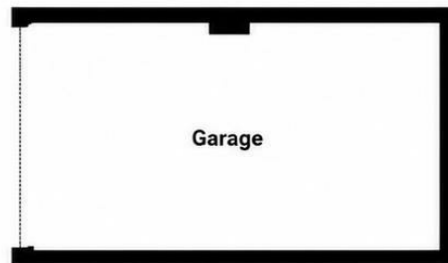




Floor 0 Building 1



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Garage

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	

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.