



23, Drapers Way, St. Leonards-On-Sea, TN38 0XD

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Price £244,000

PCM Estate Agents are delighted to present to the market this SEMI DETACHED TWO BEDROOM family home in a SOUGHT AFTER AND QUIET LOCATION. The property affords well proportioned accommodation arranged over two floors comprising entrance hall, lounge/dining room, modern kitchen, upstairs landing, good sized bedrooms with built in wardrobes and a modern bathroom.

The property has the added benefit of having a LARGER THAN AVERAGE GARDEN for the area on a corner plot with LAWNED GARDEN and benefits from having GAS FIRED CENTRAL HEATING and DOUBLE GLAZING.

We highly recommend an internal viewing to appreciate the overall space and position of the house on offer. Please call the owners agents now to book your immediate viewing to avoid disappointment.

DOUBLE GLAZED FRONT DOOR

Leading to:

ENTRANCE HALL

Stairs rising to first floor accommodation, laminate flooring, radiator, door to:

LOUNGE-DINING ROOM

15'5" max x 10'8" including recess (4.70m max x 3.25m including recess)
Recessed storage cupboard, wood laminate flooring, radiator, television point, telephone point, double glazed window to front aspect, door to:

KITCHEN

13'6" x 6'5" (4.11m x 1.96m)

Modern kitchen 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 and a half bowl drainer sink unit, with mixer tap, space and plumbing for washing machine, space for tall fridge/freezer, breakfast bar, tiled walls, tiled flooring, spotlights, cupboard concealing boiler, double glazed window and door to rear aspect.

REAR PORCH

Of part brick construction with windows to side and rear aspect, door opening to garden.

FIRST FLOOR LANDING

Loft access providing access to loft area, airing cupboard, wood effect laminate flooring, door to:

BEDROOM

14'10" x 9'5" max (4.52m x 2.87m max)

Built in wardrobe with mirrored sliding door, radiator, wood effect laminate flooring, two double glazed windows to front aspect.

BEDROOM

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

Wardrobe with shelving, laminate flooring, radiator, double glazed window to rear aspect with view over garden.

BATHROOM

Panelled bath with mixer tap and electric shower over bath, pedestal wash hand basin with mixer tap, dual flush low level wc, part tiled walls, wood effect vinyl flooring, spotlights, double glazed obscured glass window to rear aspect.

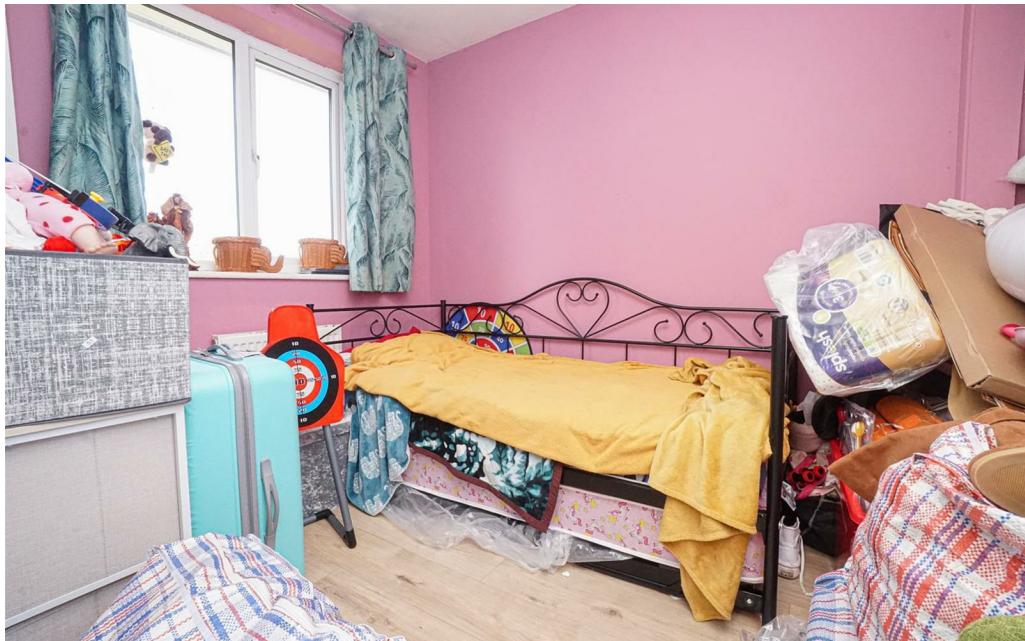
GARDEN

Level plot with larger than average garden for the area, mainly laid to lawn, fenced boundaries, gated access to front, sunny aspect.

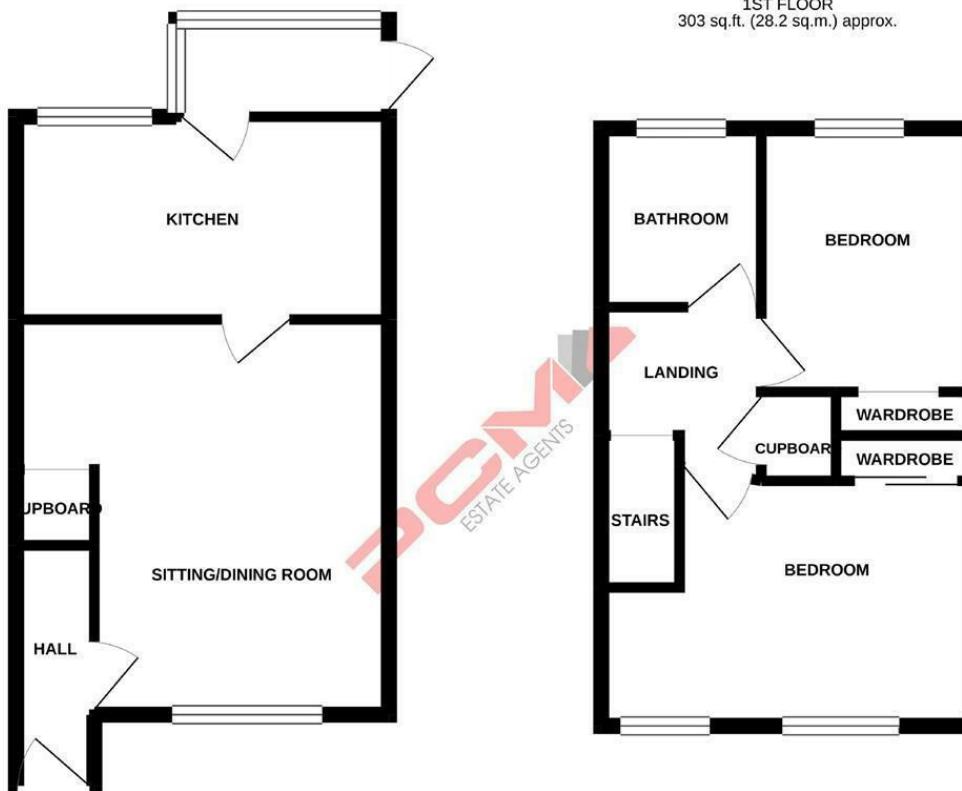
PARKING

Allocated parking.

Council Tax Band: B



GROUND FLOOR
339 sq.ft. (31.5 sq.m.) approx.



TOTAL FLOOR AREA: 642 sq.ft. (59.6 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)	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			
EU Directive 2002/91/EC		83	65
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			
EU Directive 2002/91/EC		England & Wales	England & Wales

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			
EU Directive 2002/91/EC		England & Wales	England & Wales