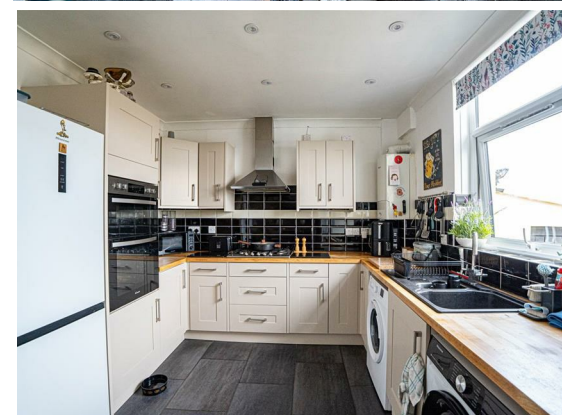




ESTATE AGENTS

822, The Ridge, St. Leonards-On-Sea, TN37 7PS

Web: www.pcmestateagents.co.uk
Tel: 01424 839111

Price £240,000

PCM Estate Agents welcome to the market an exciting opportunity to acquire this TWO BEDROOM OLDER STYLE MID-TERRACED HOUSE, tucked away off the road in a lovely convenient location, benefitting from FAR REACHING VIEWS and areas of LOW-MAINTENANCE FRONT & REAR GARDEN SPACE, ideal for eating al-fresco or entertaining.

The property is in exceptional order with gas fired central heating, double glazing and a cosy WOOD BURNING STOVE within the living room. Accommodation is arranged over two floors comprising an entrance hall, lounge, KITCHEN-DINING ROOM, rear porch, upstairs landing, TWO BEDROOMS and a LOVELY BATHROOM with bath and shower.

Conveniently located within easy reach of the Conquest Hospital, amenities within Little Ridge and popular schooling establishments.

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

DOUBLE GLAZED FRONT DOOR

Opening to:

ENTRANCE HALL

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

LIVING ROOM

13'4 x 11'9 (4.06m x 3.58m)

Wood laminate flooring, coving to ceiling, fireplace with recessed wood burning stove, double radiator, television point, double glazed window to front aspect overlooking the front garden, door opening to:

KITCHEN-DINER

15'2 max x 10'1 (4.62m max x 3.07m)

Inset down lights, part tiled walls, tiled flooring, large cupboard housing the consumer unit for the electrics, further under stairs storage cupboard offering a practical space for storage including coats and shoes. Arranged with eye and base level cupboards and drawers having solid work surfaces, five ring gas hob with fitted cooker hood over, waist level double oven and grill, inset one & ½ bowl resin drainer-sink unit with mixer tap, space for appliances including

washing machine, tumble dryer and tall fridge freezer, space for dining table, double radiator, wall mounted boiler, double glazed window and door to rear aspect providing access to:

REAR LOBBY

Tiled flooring, UPVC double glazed windows, double glazed door to rear.

FIRST FLOOR LANDING

Loft hatch, leading to:

BEDROOM

15'5 max 10'1 max (4.70m max 3.07m max)

Radiator, two double glazed windows to front aspect.

BEDROOM

13'9 max x 8'5 max (4.19m max x 2.57m max)

Fitted wardrobes, radiator, double glazed window to rear aspect having incredible far reaching views over open countryside and fields.

BATHROOM

Modern and comprising a panelled bath with mixer tap and shower attachment, shower cubicle with rain waterfall style shower head, vanity enclosed wash hand basin, low level wc, tiled walls, tiled flooring, down lights, chrome ladder style heated towel rail, double glazed partially frosted window to rear aspect.

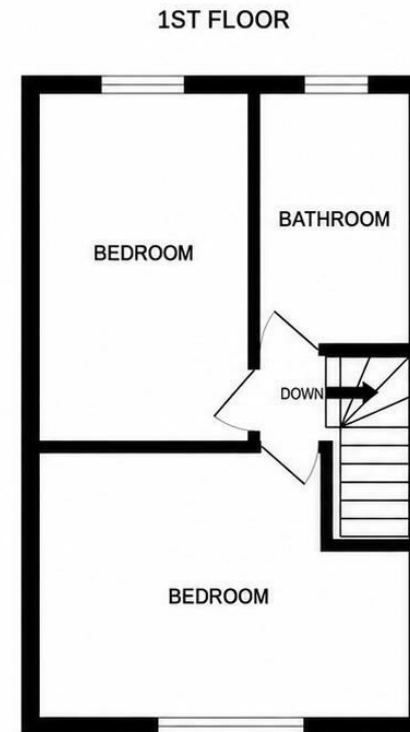
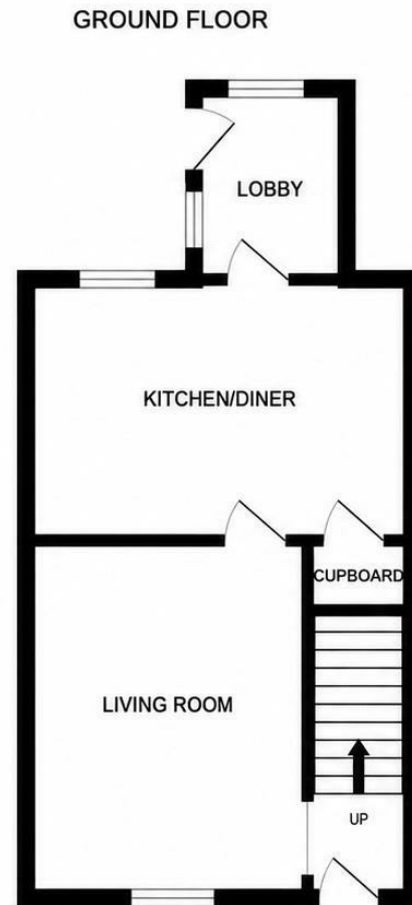
OUTSIDE - FRONT

Laid with porcelain patio slabs, offering a lovely space that enjoys plenty of sunshine, space for raised planted beds, with ample space for patio furniture.

OUTSIDE - REAR

Storage outbuilding, outside water tap, enclosed and laid with porcelain stone patio offering ample outdoor space for patio furniture, walled and fenced boundaries, summer house, a lovely barbequing area, ample space to eat al-fresco and entertain.





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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