



ESTATE AGENTS

160, Harrow Lane, St. Leonards-On-Sea, TN37 7JZ

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Price £230,000

PCM Estate Agents are delighted to present to the market this well-presented TWO DOUBLE BEDROOM TERRACED OLDER STYLE HOUSE, conveniently positioned in this sought-after region of St Leonards, on the outskirts of Little Ridge.

Inside, the well-presented accommodation is arranged over two floors and comprises a welcoming entrance hall, living room, KITCHEN-DINING ROOM with views over the rear garden, REAR LOBBY/ UTILITY SPACE with access to the garden and also to the downstairs bathroom. Upstairs, either side of the central landing are TWO DOUBLE BEDROOMS. The property benefits from gas fired central heating, double glazing and a GOOD SIZED FAMILY FRIENDLY GARDEN.

Conveniently positioned close to popular schooling establishments and amenities within the Little Ridge region of the town. Viewing comes highly recommended, please call the owners agents now to arrange your appointment.

DOUBLE GLAZED FRONT DOOR

Opening to:

PORCH

Windows to either side elevations offering a practical space to take off coats and shoes, further wooden partially glazed door opening to:

LIVING ROOM

13'4 x 11'2 (4.06m x 3.40m)

High ceilings with cornicing, combination of wall lighting and ceiling lights, fireplace, fitted bespoke joinery into the chimney alcove, double radiator, television point, double glazed window to front aspect, door to:

INNER HALLWAY

Under stairs storage cupboard, wood laminate flooring, open plan to:

KITCHEN-DINER

13'4 x 10'8 (4.06m x 3.25m)

Fitted with a matching range of eye and base level cupboards and drawers with worksurfaces over, four ring gas hob with extractor over and electric fan assisted oven below, inset one & ½ bowl drainer-sink unit with mixer tap,

space and plumbing for washing machine, space for tall fridge freezer, space and plumbing for washing machine, wood laminate flooring, ample space for dining table, door opening to stairs rising to the upper floor accommodation, double glazed window to rear aspect with pleasant view over the garden, doorway leading to:

REAR LOBBY/ UTILITY AREA

Offering a practical space with tiled flooring, wall mounted boiler, double glazed door opening to the garden. This room could be utilised as a utility subject to plumbing. Door to:

BATHROOM

Panelled bath with mixer tap and shower attachment, corner dual flush low level wc, corner pedestal wash hand basin with mixer tap and tiled splashback, heated towel rail, tiled flooring, part tiled walls, extractor fan for ventilation, double glazed window with obscured glass for privacy to rear aspect.

FIRST FLOOR LANDING

Loft hatch, doors leading to:

BEDROOM

13'2 x 11'3 (4.01m x 3.43m)

Cupboard, picture rail, radiator, double glazed window to front aspect.

BEDROOM

13'7 x 10'7 (4.14m x 3.23m)

Radiator, double glazed window to rear aspect with pleasant views down the garden.

GARDEN

Family friendly with patio and path abutting the property, steps leading to a right of access for neighbouring properties. The main garden extends beyond this point and is laid to lawn with a further patio area and fenced boundaries.

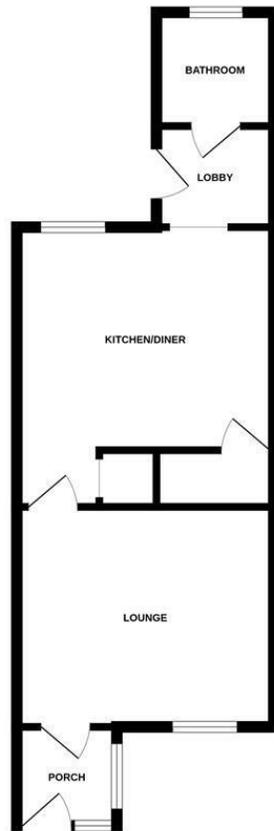
OUTSIDE - FRONT

Gated access to a small front garden with planting beds.

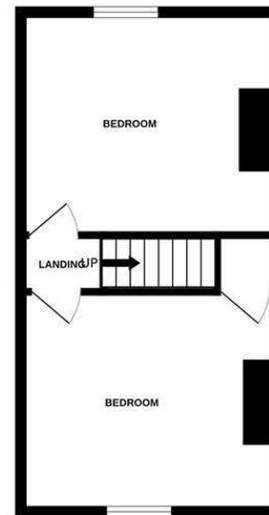
Council Tax Band: B



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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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			
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		