



ESTATE AGENTS

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**Price £240,000**



PCM Estate Agents are delighted to present to the market this three-bedroom mid-terraced house, situated in this sought-after area of St Leonards.

The property enjoys benefits including gas central heating and double glazing throughout. The accommodation comprises an impressive 18ft kitchen/diner, a 16ft lounge, and a convenient downstairs WC. To the first floor, there are three well-proportioned bedrooms and a modern family bathroom.

Externally, the property benefits from gardens to both the front and rear.

Ideally located within easy reach of local schools and bus routes providing access to Hastings town centre, with its comprehensive range of shopping, leisure facilities, mainline railway station, seafront and promenade.

Early viewing is highly recommended—please contact the vendor's sole agents today to avoid disappointment.

#### **ENTRANCE PORCH**

With built in cupboard, part double glazed door opening to;

#### **ENTRANCE HALL**

Staircase rising to upper floor accommodation with storage space under, radiator, central heating thermostat.

#### **CLOAKROOM**

Double glazed window to front aspect, part tiled walls, wash hand basin with stainless steel mixer tap over, low level wc, return door to hallway.

#### **KITCHEN-DINER**

18'4 max x 9'8 max (5.59m max x 2.95m max)  
Double glazed window to front aspect, part tiled walls, stainless steel inset sink with stainless steel mixer tap over, range of base units comprising cupboards and drawers set beneath working surfaces, matching wall units over, stainless steel chimney style cooker hood over stainless steel inset four burner electric hob, stainless steel single oven, plumbing for washing machine, fitted cupboard with shelving, radiator, return door to hallway, archway to;

#### **LOUNGE**

16' x 11'2 (4.88m x 3.40m)

Double glazed window to rear aspect, radiator, double glazed door opening to rear garden, return doorway to hallway.

#### **FIRST FLOOR LANDING**

Trap hatch to loft space, built in cupboard housing wall mounted gas boiler, further built in cupboard with shelving.

#### **BEDROOM ONE**

14'3 x 9'5 (4.34m x 2.87m)

Double glazed window to front aspect, radiator, return door to landing.

#### **BEDROOM TWO**

15'2 max x 9'9 max (4.62m max x 2.97m max )

Double glazed window to rear aspect, radiator, return door to landing.

#### **BEDROOM THREE**

9'7 x 7'7 (2.92m x 2.31m)

Double glazed window to rear aspect, radiator, return door to landing.

#### **BATHROOM**

Double glazed window to front aspect, part tiled walls, white suite comprising panelled bath with over bath shower and fitted shower screen, wash hand basin, low level wx, heated towel rail/ radiator, return door to landing.

#### **FRONT GARDEN**

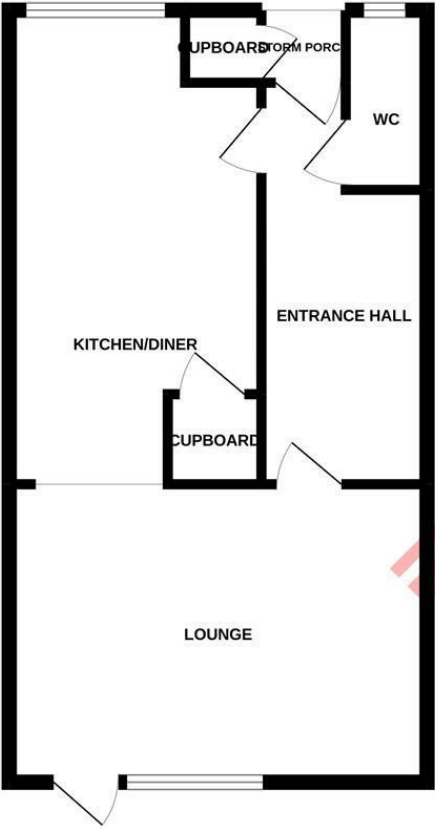
Walled to front and side.

#### **REAR GARDEN**

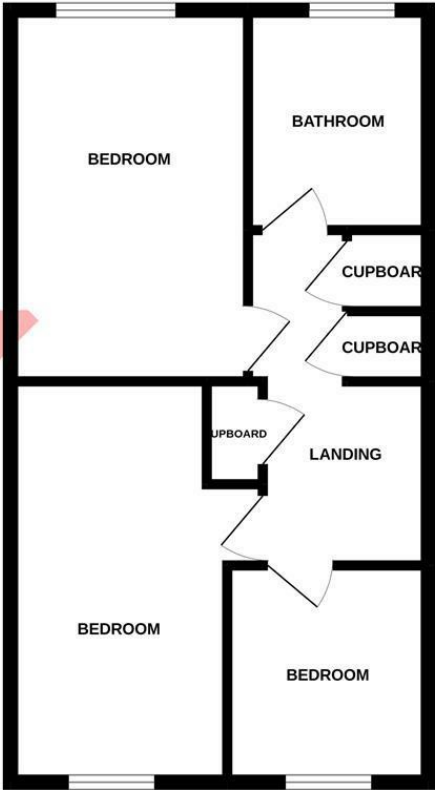
Superbly landscaped with good sized patio area leading to excellent areas of decking enclosed by fencing with exterior lighting and rear access gate.



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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