







PCM
ESTATE AGENTS

27, Towerscroft Avenue, St. Leonards-On-Sea, TN37 7JB

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Price £230,000

PCM Estate Agents are delighted to present to the market an opportunity to secure this CHAIN FREE TWO BEDROOM TERRACED CHALET STYLE PROPERTY, located on this incredibly sought-after road within St Leonards.

The property offers well-proportioned accommodation arranged over two floors comprising an entrance hall, LOUNGE-DINING ROOM, kitchen, CONSERVATORY, ground floor BEDROOM and SHOWER ROOM. To the first floor there is a further BEDROOM with built in wardrobe, along with access to two eaves storage points, located to the front and rear.

Situated within easy reach of local amenities within Little Ridge, and also bus routes providing access to the town centre and seafront.

Please call the owners agents to arrange your viewing and avoid disappointment.

PRIVATE FRONT DOOR
Opening to:

ENTRANCE HALL
Stairs rising to the first floor, under stairs storage cupboard housing the electric consumer unit and meter, electric storage heater, door opening to:

LOUNGE-DINER
16'3 x 10'6 (4.95m x 3.20m)
Electric storage heater, electric feature fireplace with surround, double glazed window to front aspect with sliding door opening to:

KITCHEN
9'5 x 8'8 (2.87m x 2.64m)
Comprising a range of eye and base level units, space for freestanding electric cooker, space and plumbing for washing machine, space for tall fridge freezer, inset sink with mixer tap, double glazed window to rear aspect, door to:

CONSERVATORY
9'9 x 6'2 (2.97m x 1.88m)
Double glazed windows to side and rear aspects, sliding door opening to the rear garden.

BEDROOM
12'5 x 9'6 (3.78m x 2.90m)
Built in under stairs storage cupboard, electric storage heater, double glazed window to rear aspect.

SHOWER ROOM
Shower cubicle, wash hand basin, separate wc, tiled walls, frosted double glazed window to front aspect.

FIRST FLOOR LANDING
Loft hatch, storage cupboard housing the hot water cylinder, additional shelved storage, door providing access to eaves storage with lighting, doors to:

MASTER BEDROOM
14'1 max x 13'5 narrowing to 9'5 (4.29m max x 4.09m narrowing to 2.87m)
Built in wardrobe with hanging space, door to eaves storage with power and lighting, electric storage heater, double glazed window to front aspect.

OUTSIDE - FRONT
Area of lawn, footpath providing access to the front door.

REAR GARDEN
Patio area, further area of lawn, planted trees and shrubs. The garden is in need of some maintenance, however benefits from fenced boundaries and gated rear access.

Council Tax Band: C

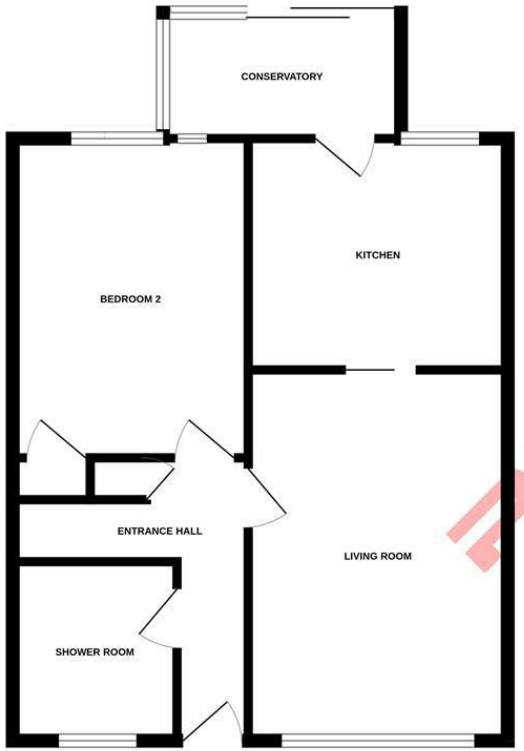




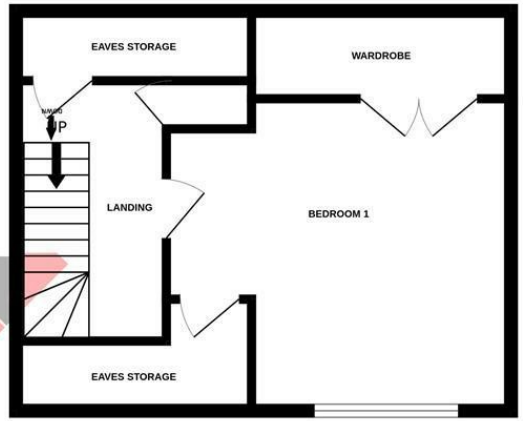




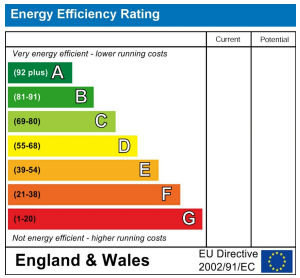
GROUND FLOOR

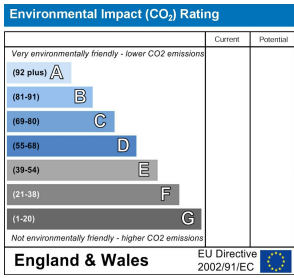


1ST FLOOR



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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