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Offers In Excess Of £260,000

PCM Estate Agents welcome to the market an exciting opportunity to acquire this OLDER STYLE, EXTENDED, THREE BEDROOM FAMILY HOME, positioned in this sought-after region of St Leonards, with a large family friendly garden, OFF ROAD PARKING and GARAGE.

Accommodation is arranged over two floors and comprises a welcoming entrance hall with ample built in storage, an IMPRESSIVE EXTENDED LOUNGE-DINING ROOM with BI-FOLD DOORS providing a pleasant outlook and access onto the garden, MODERN KITCHEN, upstairs landing, THREE BEDROOMS and a lovely bathroom. Other modern comforts include gas fired central heating and double glazing. The property offers exceptionally well-presented accommodation throughout and must be viewed to fully appreciate the convenient position on offer.

Externally there is a GOOD-SIZED GARDEN extending off the rear with a porcelain stone patio, LEVEL AREA OF LAWN, GARAGE located at the rear and area of OFF ROAD PARKING that can be used subject to the moving of a fence.

Located within easy reach of popular schooling establishments and nearby local amenities, please call the owners agents now to book your viewing.

DOUBLE GLAZED FRONT DOOR

Opening to:

INTENAL PORCH

Leading to:

ENTRANCE HALL

Stairs rising to the first floor accommodation, radiator, under stairs recessed area, cupboard with window, wood effect LVT flooring laid in a herringbone pattern, opening to lounge-dining room and further opening to:

KITCHEN

14'5 x 10'3 (4.39m x 3.12m)

Fitted with a matching range of eye and base level cupboards and drawers, worksurfaces and tiled splashbacks, inset drainer-sink unit with mixer tap, four ring gas hob with oven below, space for appliances such as dishwasher,

washing machine, tall fridge freezer and tumble dryer, continuation pf the wood effect LVT flooring laid in a herringbone pattern, recessed down lights, wall mounted vertical radiator, double glazed window to front aspect.

LOUNGE-DINER

20' x 17'3 narrowing to 14' (6.10m x 5.26m narrowing to 4.27m)

Two Velux windows to rear aspect, continuation of the wood effect LVT flooring, two vertical radiators, television point, double glazed bi-folding doors opening to the lovely landscaped garden.

FIRST FLOOR LANDING

Loft hatch, doors to:

BEDROOM

10'5 x 10'4 (3.18m x 3.15m)

Picture rail, radiator, built in cupboard with overhead storage space, double glazed window to front aspect.

BEDROOM

12'4 x 8'7 (3.76m x 2.62m)

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

BEDROOM

8'6 x 7'8 (2.59m x 2.34m)

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

FAMILY BATHROOM

Wood effect LVT flooring laid in a herringbone pattern, tiled walls, heated towel rail, dual flush low level wc, pedestal wash hand basin with mixer tap, panelled bath with mixer tap and shower over bath with rain style shower head, double glazed pattern glass window to front aspect.

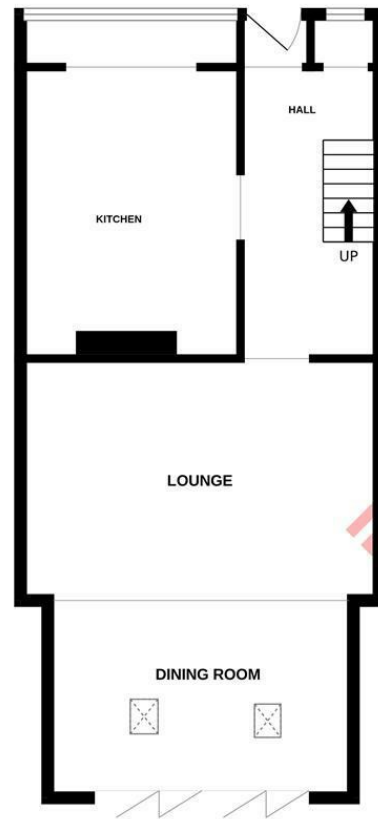
REAR GARDEN

Expansive and family friendly, mainly laid to lawn with a porcelain style patio abutting the property, few steps up onto a further section of porcelain stone, gated right of access for neighbouring properties, good-sized area of lawn, garage located at the rear and an area of concrete, rear gated access to a track at the rear for vehicle access. The property previously had a driveway at the rear, which could be reinstated with the moving of the fence.

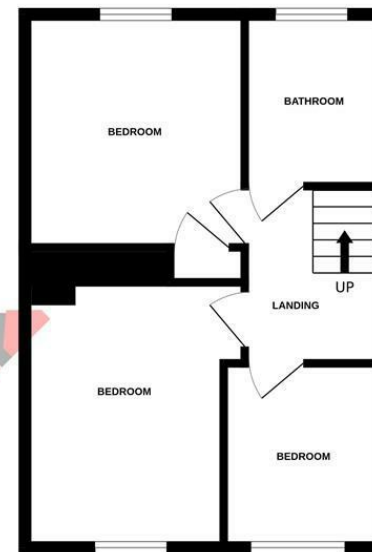
Council Tax Band: B



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.

