PCM ESTATE AGENTS

2, Hollybank Gardens, St. Leonards-On-Sea, TN38 0TH

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

Price £350,000

PCM Estate Agents are delighted to present to the market an opportunity to acquire this EXCEPTIONALLY WELL-PRESENTED, THREE BEDROOMED, SEMI DETACHED FAMILY HOME, tucked away in this QUIET & SOUGHT-AFTER CUL-DE-SAC within St Leonards, with OFF ROAD PARKING and a GARAGE.

Accommodation is arranged over two floors comprising an entrance hall, DOWNSTAIRS WC, 26ft open plan lounge-dining room, MODERN KITCHEN, first floor landing, THREE BEDROOMS and a MODERN BATHROOM. The property has OFF ROAD PARKING for multiple vehicles, a GARAGE and a LOW-MAINTENANCE GARDEN.

Conveniently located within easy reach of popular schooling establishments and bus routes providing access to Hastings town centre with its comprehensive range of shopping, sporting, recreational facilities, mainline railway station, seafront and promenade.

Please call the owners agents now to arrange your viewing on this BEAUTIFUL FAMILY HOME.

PRIVATE FRONT DOOR
Opening to:

SPACIOUS ENTRANCE HALL
Stairs rising to the first floor landing, radiator, under stairs storage cupboard, inset LED ceiling spotlights, frosted floor-to-ceiling double glazed window to front aspect. Door to:

OPEN PLAN LOUNGE-DINING ROOM
26' x 11'6 (7.92m x 3.51m)
Two radiators, feature media wall, inset spotlights, electric feature fireplace with recess for television, space for large table and chairs, double glazed patio doors opening to the rear garden and double glazed window to front aspect.

KITCHEN
11'9 max x 8'5 max (3.58m max x 2.57m max)
Modern and comprising a range of eye and base level units, space for freestanding American style fridge freezer, integrated dishwasher, four ring ceramic electric hob with extractor above and electric oven below, built in cupboard having space and plumbing for washing machine whilst housing the wall mounted gas boiler, inset LED ceiling spotlights, inset sink with mixer tap, personal door to side aspect, double glazed window to rear aspect providing a pleasant outlook over the garden.

DOWNSTAIRS WC
Low level dual flush wc, wash hand basin with mixer tap and storage beneath, tiled walls, frosted double glazed window to side aspect.

FIRST FLOOR LANDING
Loft hatch, radiator, built in storage cupboard with shelving, frosted double glazed window to side aspect, doors to:

BEDROOM ONE
12' x 10'9 (3.66m x 3.28m)
Radiator, built in wardrobe, double glazed window to rear aspect.

BEDROOM TWO
12'2 x 8'9 (3.71m x 2.67m)
Radiator, built in wardrobe, double glazed window to front aspect.

BEDROOM THREE
9'2 max narrowing to 5'8 x 8'4 (2.79m max narrowing to 1.73m x 2.54m)
Built in wardrobe, radiator, double glazed window to front aspect.

BATHROOM
Modern and comprising a bath with mixer tap and separate waterfall style shower head, recessed shelf, low level dual flush wc, wash hand basin with mixer tap and storage beneath, vanity mirror, radiator, tiled walls, tiled flooring, LED inset ceiling spotlights, extractor fan, frosted double glazed window to side aspect.

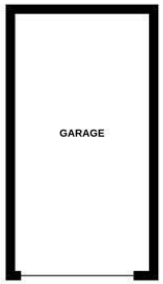
FRONT GARDEN
Area of lawn with planted borders, steps rising to the front door, off road parking for multiple vehicles leading to:

GARAGE
15'7 x 7'8 (4.75m x 2.34m)
Currently utilised as a home gym, with power and light, up and over door.

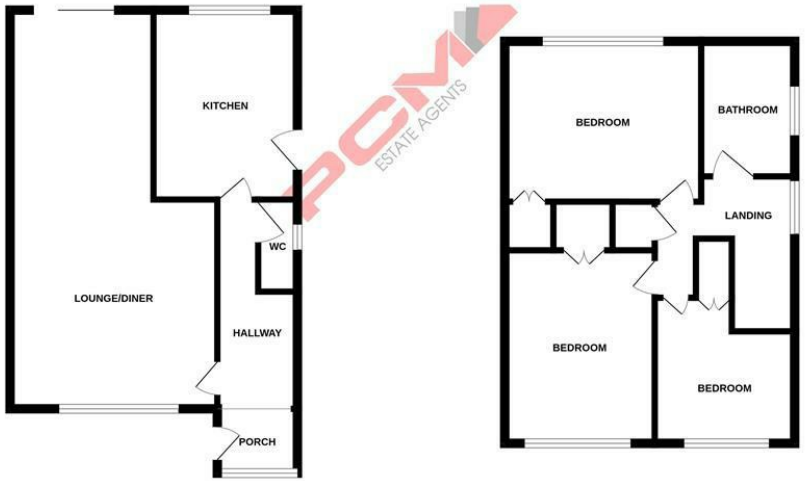
REAR GARDEN
A particular feature of the property being accessed via the dining room. Balau decking providing the ideal space for outdoor dining and entertaining, feature pond with flagstone style stones leading to double glazed doors opening to the garage.

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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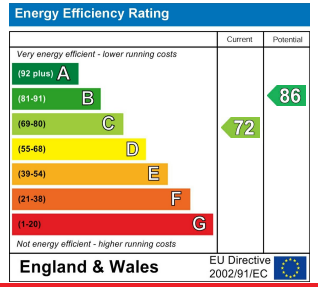

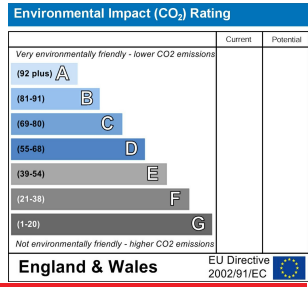

PCM endeavour to maintain accurate depictions of properties in Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection. PCM have not tested any services, appliances, equipment or facilities, and nothing in these details should be deemed to be a statement that they are in good working order or that the property is in good structural condition or otherwise.