



ESTATE AGENTS

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Price £335,000

PCM Estate Agents are proud to present to the market an opportunity to secure this deceptively SPACIOUS, FOUR BEDROOMED TERRACED TOWNHOUSE with GARAGE.

Accommodation is arranged over three floors comprising to the ground floor an entrance hall, DOWNSTAIRS WC, kitchen/ breakfast room, SEPARATE DINING ROOM/ BEDROOM FOUR, to the first floor there is access to a LARGE LIVING ROOM and a good sized double bedroom, and to the second floor are two further DOUBLE BEDROOMS and a family bathroom. The property benefits from having gas fired central heating, double glazing, ENCLOSED PRIVATE GARDEN and a GARAGE.

Conveniently located within easy reach of amenities within St Leonards including Warrior Square train station, also within reach of bus routes that provide 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 book your immediate viewing to avoid disappointment.

#### **DOUBLE GLAZED FRONT DOOR**

Leading to;

#### **VESTIBULE**

Further wooden partially glazed door opening onto;

#### **ENTRANCE HALL**

Wood laminate flooring, double radiator, under stairs storage cupboard, stairs to upper floor accommodation, further cupboard housing consumer unit and the gas meter, door to;

#### **DOWNSTAIRS WC**

Low level wc, wash hand basin with tiled splashbacks, coving to ceiling, double glazed window to front aspect.

#### **KITCHEN-BREAKFAST ROOM**

14'6" x 11'9" (4.42 x 3.58)

Ample space for dining table, coving to ceiling, double radiator, tile effect vinyl flooring, part tiled walls, fitted with a range of eye and base level cupboards and drawers with complimentary working surfaces over, four ring gas hob with extractor over and waist level gas double oven and grill, space and plumbing for washing machine, inset one drainer/ sink unit with mixer tap, double glazed window and door to rear aspect providing access and overlooking the pleasant garden.

#### **BEDROOM**

13'8 x 8'3 (4.17m x 2.51m)

Double Glazed Window to front aspect, radiator

#### **FIRST FLOOR LANDING**

Stairs rising to second floor, large cupboard, wall mounted thermostat control for gas fired central heating, door to;

#### **LIVING ROOM**

14'8" x 13'9" (4.47 x 4.19)

Coving to ceiling, television point, double radiator, combination of ceiling lights and wall lighting, double glazed window to front aspect.

#### **BEDROOM**

15'0" max x 12'0" max (4.57 max x 3.66 max)

Radiator, exposed wooden floorboards, coving to ceiling, double glazed window to rear aspect overlooking garden.

#### **SECOND FLOOR LANDNG**

Loft hatch providing access to loft space, airing cupboard housing immersion heater, further cupboard housing wall mounted Ideal boiler, large double storage cupboard with shelving.

#### **BEDROOM**

14'8" x 12'0" (4.47 x 3.66)

Coving to ceiling, radiator, double glazed window to rear aspect having pleasant views over neighbouring rooftops.

#### **BEDROOM**

14'4" x 8'4" (4.37 x 2.54)

Radiator, double glazed window to front aspect.

#### **BATHROOM**

Panelled bath with shower over bath and glass shower screen, contemporary style pedestal wash hand basin with matching low level wc, radiator, tiled walls, coving to ceiling, double glazed pattern glass window to front aspect.

#### **REAR GARDEN**

Private and enclosed rear garden with an area of lawn, well-planted and well-established with a variety of mature plans and shrubs, patio area, rear gated access, personal door to;

#### **GARAGE**

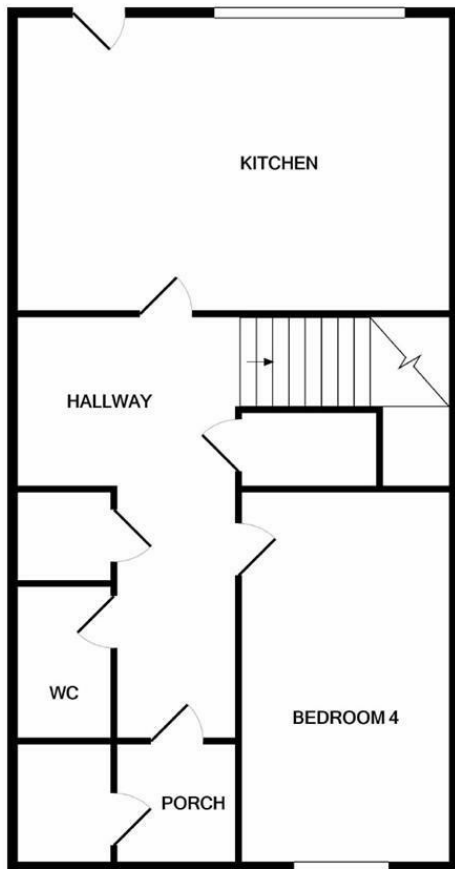
Up and over door.

#### **FRONT GARDEN**

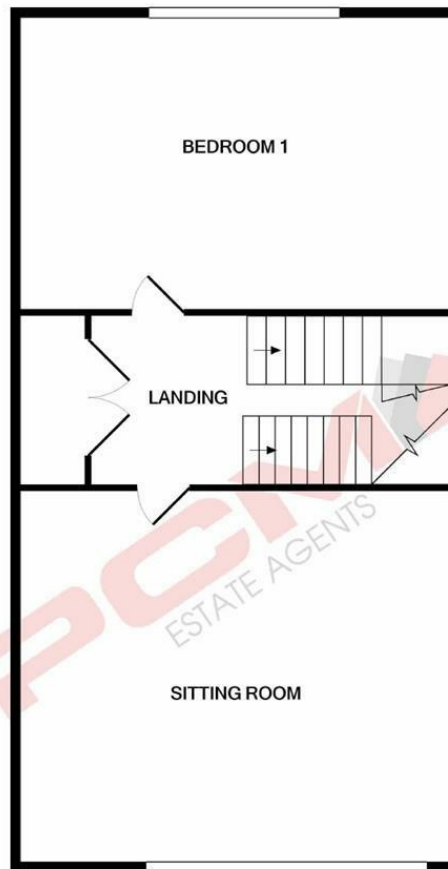
Steps down to front door, area of mature plants.

Council Tax Band: C

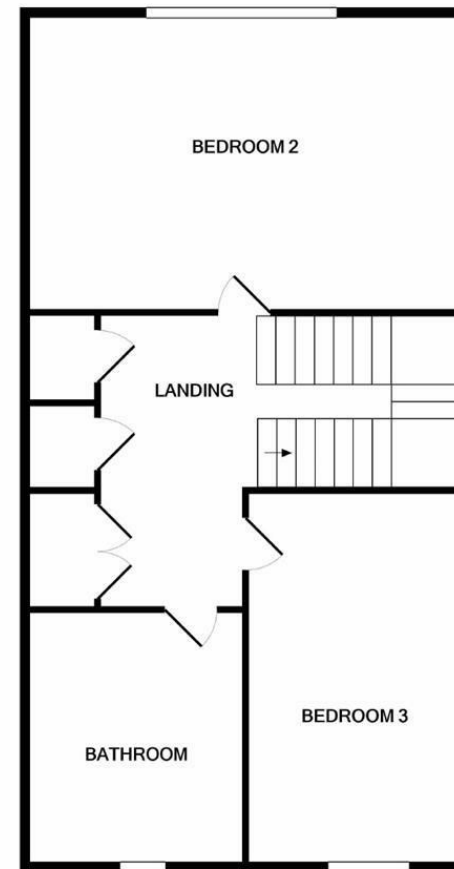




GROUND FLOOR

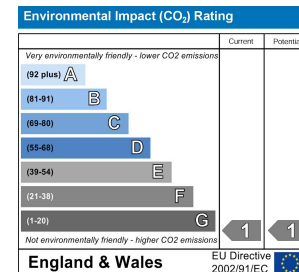
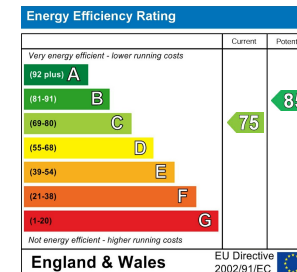


1ST FLOOR



2ND FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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