



ESTATE AGENTS

**18, Wishing Tree Road North, St. Leonards-On-Sea, TN38
9QA**

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Price £240,000

PCM Estate Agents are delighted to present to the market an opportunity to secure this END OF TERRACED THREE BEDROOM HOUSE with a PRIVATE REAR GARDEN, positioned in this sought-after region of Hastings, offering modern comforts including gas fired central heating and double glazing.

The well-proportioned accommodation is arranged over two floors comprising an entrance hall, lounge, KITCHEN-DINER, DOWNSTAIRS WC, first floor landing, THREE DOUBLE BEDROOMS and a bathroom. Externally the property benefits from a GOOD SIZED AREA OF PATIO which is perfect for outdoor dining and entertaining, leading to an area of lawn and an outside storage shed having power and lighting.

Situated within easy reach of popular schooling establishments and nearby amenities. Viewing comes highly recommended to fully appreciate the space on offer, please call the owners agents now to arrange your viewing and avoid disappointment.

PRIVATE FRONT DOOR

Opening to:

ENTRANCE HALL

Stairs rising to the first floor landing, under stairs storage, meter cupboard, radiator, doors to:

LOUNGE

15'5 x 10'8 (4.70m x 3.25m)

Electric feature fireplace and surround, radiator, double glazed patio doors opening to the later described rear garden.

KITCHEN-DINING ROOM

17' max narrowing to 14'4 x 9'4 (5.18m max narrowing to 4.37m x 2.84m)

Comprising a range of eye and base level units, freestanding gas cooker, inset one & ½ bowl stainless steel sink with mixer tap, wall mounted gas boiler, space and plumbing for washing machine, space for American style fridge freezer, ample space for dining table and chairs, radiator, opening to an alcove storage area with shelving and space for tumble dryer and an additional storage cupboard.

DOWNSTAIRS WC

Wash hand basin, wc, frosted double glazed window to front aspect.

FIRST FLOOR LANDING

Loft hatch, three storage cupboards with additional shelving, radiator, door opening to:

BEDROOM

11'7 x 9'2 (3.53m x 2.79m)

Measurement is onto face of wardrobe. Built in wardrobe with glass sliding doors, double glazed window to front aspect.

BEDROOM

14'9 x 8' (4.50m x 2.44m)

Double glazed window to rear aspect.

BEDROOM

9' x 7' (2.74m x 2.13m)

Double glazed window to rear aspect.

BATHROOM

Corner bath with mixer tap and shower attachment, low level dual flush wc, wash hand basin with mixer tap and storage beneath, shaver point, tiled walls, tiled flooring, frosted double glazed window to front aspect.

OUTSIDE - FRONT

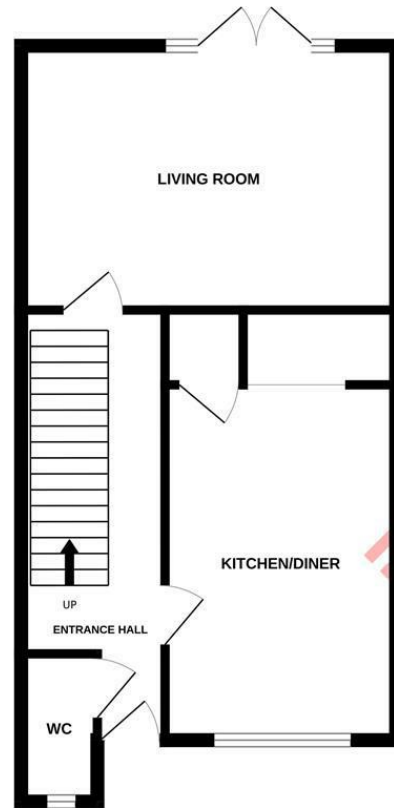
Footpath to the front door, area of garden laid with pebbles and slate, external storage cupboard.

REAR GARDEN

Patio area ideal for dining and entertaining, shed with power and lighting, area of lawn, bricked and fenced boundaries, 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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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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		