PCM ESTATE AGENTS

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Price £270,000

PCM Estate Agents welcome to the market an opportunity to secure this THREE BEDROOM TERRACED FAMILY HOME with GARAGE and a PRIVATE SECLUDED GARDEN. Located in a highly sought-after region of central St Leonards, within easy reach of Warrior Square and seafront. Offered to the market CHAIN FREE.

The property offers SPACIOUS ACCOMODATION comprising an entrance hallway, 16ft LOUNGE-DINING ROOM, KITCHEN-BREAKFAST ROOM, first floor landing, THREE BEDROOOMS and a bathroom. Externally the property boasts a WELL-PRESENTED GARDEN which is considered family friendly with a patio area ideal for entertaining and leading onto a large area of lawn, in addition to a GARAGE located in a block nearby.

The property is conveniently located within easy reach of central St Leonards with its range of boutique bars, shops and restaurants, Warrior Square, the seafront and Hastings town centre itself.

Please call now to arrange your immediate viewing to avoid disappointment.

PRIVATE FRONT DOOR
Opening to:

ENTRANCE HALL
Stairs rising to first floor accommodation, electric consumer unit, radiator, door to:

LOUNGE-DINER
16'8 x 11'3 (5.08m x 3.43m)
Two radiators, under stairs storage cupboard with shelving and hanging space for coats, double glazed window to front aspect, door to:

KITCHEN-BREAKFAST ROOM
14'6 x 7'2 (4.42m x 2.18m)
Fitted with a range of eye and base level units, space and plumbing for washing machine, space for freestanding gas cooker with extractor fan above, space for freestanding fridge freezer, wall mounted gas boiler, stainless steel sink with mixer tap, double glazed window to rear aspect providing a pleasant outlook onto the garden, door providing access to the rear garden.

FIRST FLOOR LANDING
Loft hatch, airing cupboard with hot water cylinder and shelving above, doors to:

BEDROOM
14'4 x 8'4 (4.37m x 2.54m)
Built in wardrobe with hanging space and shelving above, radiator, double glazed window to front aspect.

BEDROOM
10'6 x 7'8 (3.20m x 2.34m)
Radiator, built in wardrobe with hanging space and shelving above, double glazed window to rear aspect.

BEDROOM
8'3 x 6'1 (2.51m x 1.85m)
Radiator, wooden fitted raised single bed, double glazed window to front aspect.

BATHROOM
Panelled bath, electric shower, low level dual flush wc, wash hand basin, radiator, tiled walls, double glazed window to rear aspect.

OUTSIDE - FRONT
Path leading to the front of the property, area of lawn, storage cupboard housing the electric and gas meters.

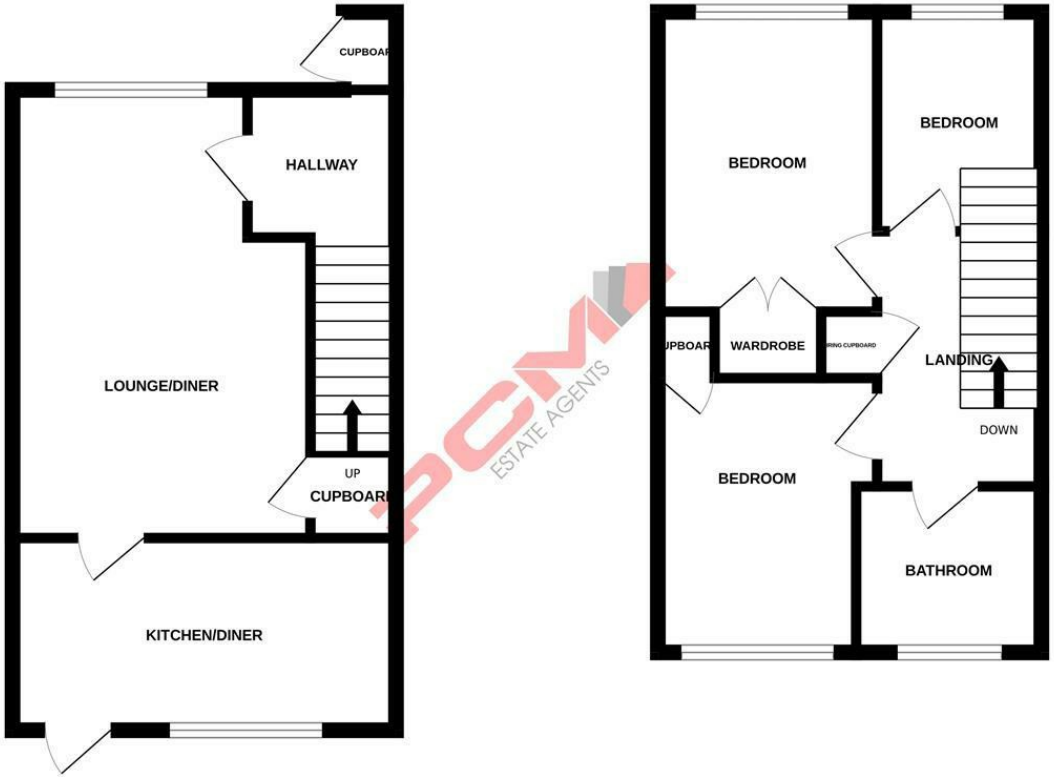
GARAGE
Located in a nearby block with up and over door.

REAR GARDEN
Family friendly and mainly level, accessed via the kitchen-breakfast room to an area of patio, providing space for outdoor dining and entertaining, steps up to an area of lawn, fenced boundaries, mature trees and gated rear access.

Council Tax Band: C

GROUND FLOOR
352 sq.ft. (32.7 sq.m.) approx.

1ST FLOOR
346 sq.ft. (32.2 sq.m.) approx.



TOTAL FLOOR AREA : 698 sq.ft. (64.9 sq.m.) approx.

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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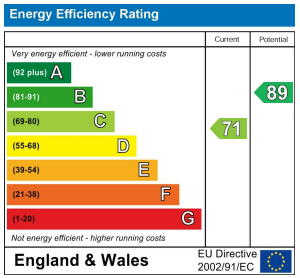

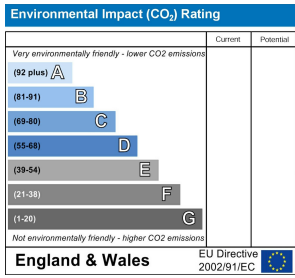

PCM endeavour to maintain accurate depictions of properties in Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection. PCM have not tested any services, appliances, equipment or facilities, and nothing in these details should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