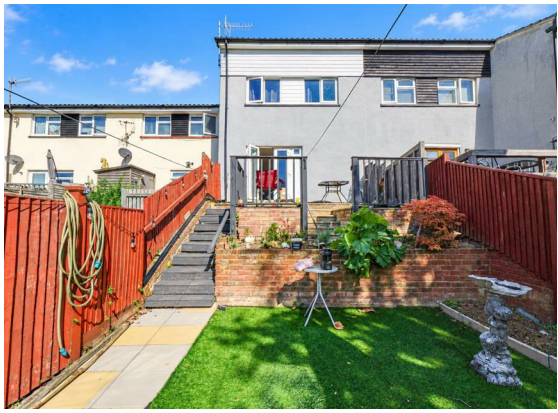


PCM
ESTATE AGENTS

32, Kent Road, St. Leonards-On-Sea, TN38 9QJ

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

Price £260,000

PCM Estate Agents are delighted to present to the market an opportunity to secure this MID TERRACED THREE BEDROOM HOUSE, offering modern comforts including double glazing and gas central heating.
Positioned in this sought-after region of St Leonards, close to amenities and popular schooling establishments.

Inside, the property is arranged over two floors comprising an entrance hall, lounge, KITCHEN-DINER and DOWNSTAIRS WC, whilst upstairs there are THREE BEDROOMS, all of which benefit from BUILT IN WARDROBES, and a bathroom. Externally the property benefits from a PRIVATE REAR GARDEN, with patio area providing space for outdoor dining and entertaining, area of artificial lawn and a large storage shed.

Viewing comes highly recommended, please contact the owners agents today to book your viewing and avoid disappointment.

PRIVATE FRONT DOOR
Opening to:

ENTRANCE HALL
Stairs rising to the first floor landing, under stairs storage cupboard, radiator, door opening to:

LOUNGE
15'6 x 10'8 (4.72m x 3.25m)
Two radiators, double glazed patio doors opening to the rear garden.

KITCHEN-DONING ROOM
17'9 x 9'3 (5.41m x 2.82m)
Modern and comprising a range of eye and base level units, space for tall fridge freezer, space and plumbing for washing machine and dishwasher, four ring gas hob with extractor above and electric oven below, inset one & ½ bowl stainless steel sink with mixer tap, double glazed window to front aspect.

DOWNSTAIRS WC
Low level dual flush wc, wash hand basin, electric radiator, tiled flooring, tiled walls, frosted double glazed window to front aspect.

FIRST FLOOR LANDING
Loft hatch, built in storage cupboard with shelving, airing cupboard, doors to:

BEDROOM
11'7 x 9'2 (3.53m x 2.79m)
Measurement is onto face of wardrobes. Three built in wardrobes, radiator, double glazed window to front aspect.

BEDROOM
14'7 x 7'9 (4.45m x 2.36m)
Built in cupboard, radiator, double glazed window to rear aspect.

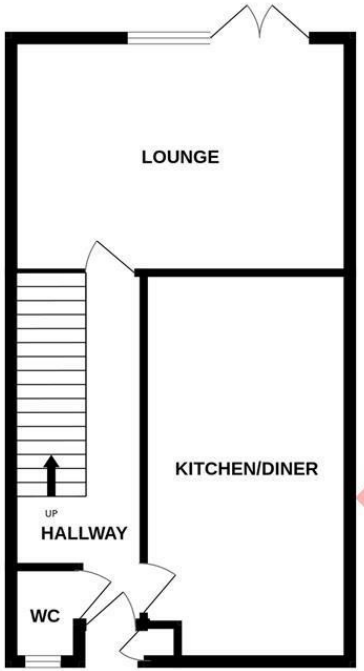
BEDROOM
9'1 x 7'1 max (2.77m x 2.16m max)
Two built in wardrobes, radiator, double glazed window to rear aspect.

OUTSIDE - FRONT
Private access leading to the front of the property, area of patio, outside water tap and storage cupboard.

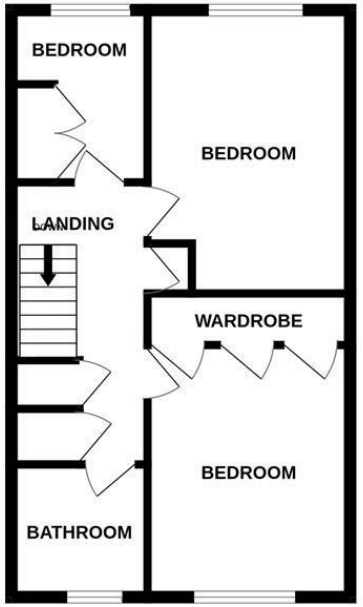
REAR GARDEN
Patio area providing the perfect spot for outdoor dining and entertaining, steps leading down to a raised planting bed, ideal for fruit and vegetables, additional wooden steps to the side leading down to an area of artificial lawn and further patio area, large double shed ideal for storage.

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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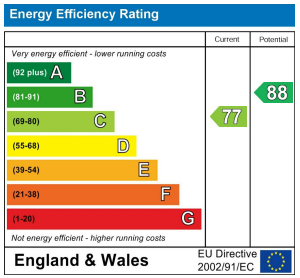

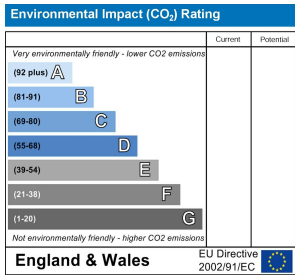

PCM endeavour to maintain accurate depictions of properties in Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection. PCM have not tested any services, appliances, equipment or facilities, and nothing in these details should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