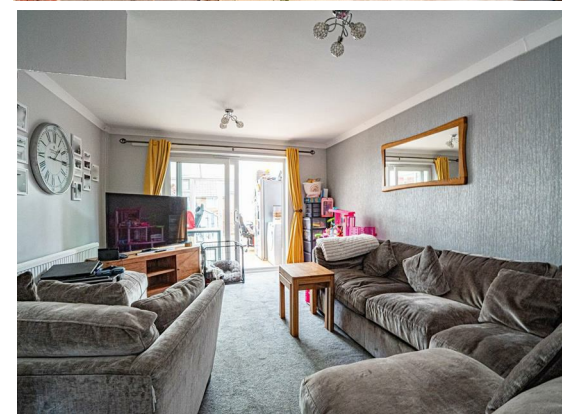




8, Vantage Walk, St. Leonards-On-Sea, TN38 0YP

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

Offers In Excess Of £220,000

PCM Estate Agents welcome to the market an exciting opportunity to acquire this TWO BEDROOM MID-TERRACED HOUSE, conveniently positioned in a quiet location within the favourable region of St Leonards. The property benefits from an ALLOCATED PARKING SPACE and a LOVELY LOW-MAINTENANCE REAR GARDEN.

The property is accessed via a porch leading to the entrance hall, LOUNGE-DINING ROOM, MODERN KITCHEN and a LARGE CONSERVATORY which provides access to the garden. To the first floor the landing provides access to TWO GOOD SIZED DOUBLE BEDROOMS and a lovely SHOWER ROOM. The property also has gas fired central heating, double glazing and an ALLOCATED PARKING SPACE to the rear.

Positioned within easy reach of amenities within the Silverhill region of St Leonards, including popular schooling establishments. This home is ideal for first time buyers or even an investor looking to add to their portfolio.

Viewings are recommended, please call the owners agents now to book your viewing.

DOUBLE GLAZED FRONT DOOR

Opening to:

PORCH

Tiled flooring, double glazed window to side and front aspects, further wooden partially glazed door opening to:

ENTRANCE HALL

Stairs rising to upper floor accommodation, double radiator, wood flooring, built in cupboard, open plan to living room and doorway to:

KITCHEN

12'4 x 6'1 (3.76m x 1.85m)

Part tiled walls, wood flooring, coving to ceiling, wall mounted boiler, fitted with a matching range of eye and base level cupboards and drawers with worksurfaces over, tiled splashbacks, four ring gas hob with fitted cooker hood over, waste level double oven and grill, inset drainer-sink unit with mixer tap, space for appliances including washing machine and under counter fridge and freezer, double glazed window to front aspect.

LOUNGE

15'3 x 12'1 (4.65m x 3.68m)

Coving to ceiling, television point, area of under stairs storage, double radiator, double glazed sliding patio doors to:

CONSERVATORY

11'7 x 10' (3.53m x 3.05m)

UPVC construction with double glazed windows to both side and rear elevations, double glazed French doors opening to the low-maintenance rear garden, wood flooring.

FIRST FLOOR LANDING

Loft hatch, doors to:

BEDROOM

12' x 9'5 (3.66m x 2.87m)

Radiator, double glazed window to front aspect.

BEDROOM

12' x 9' (3.66m x 2.74m)

Radiator, coving to ceiling, double glazed window to rear aspect.

SHOWER ROOM

Walk-in shower with rain style shower head and hand-held shower attachment, vanity enclosed wash hand basin, low level wc, heated towel rail, part tiled walls, down lights, extractor fan for ventilation.

OUTSIDE - FRONT

The property is located down a pedestrian walkway with a large frontage being laid to lawn with path to the front door.

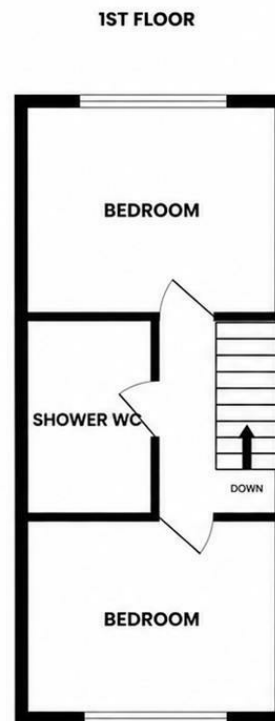
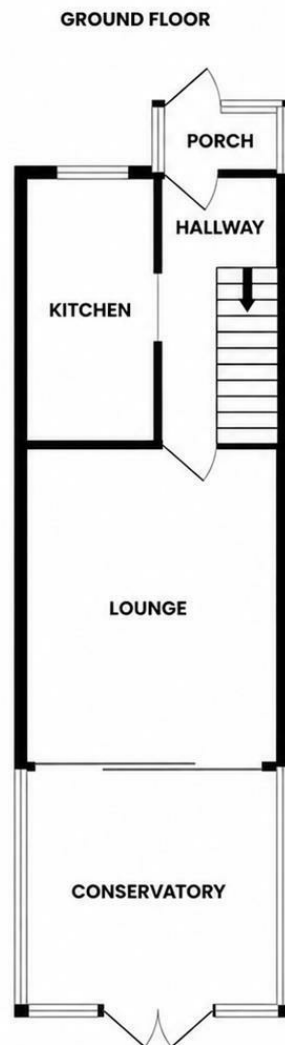
PARKING

Allocated space located in a car park at the rear of the property.

REAR GARDEN

Low-maintenance laid with a sandstone patio, offering ample space to eat al-fresco and entertain, wooden shed, fenced boundaries, rear gated access.





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	