







PCM
ESTATE AGENTS

15, Coneyburrow Gardens, St. Leonards-On-Sea, TN38 9RY

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Offers In Excess Of £225,000

PCM Estate Agents welcome to the market an exciting opportunity to acquire this well-presented TWO BEDROOM TERRACED HOUSE with a GARAGE located in a block nearby. Conveniently located in this sought-after cul-de-sac within St Leonards, close to local schooling establishments and nearby amenities, including Tesco Superstore, as well as link-roads leading to nearby Hastings, Bexhill and Battle.

The well-appointed accommodation comprises an entrance hall, lounge, kitchen, CONSERVATORY, upstairs landing, TWO BEDROOMS with built-in wardrobes and a LOVELY BATHROOM. There is also the benefit of gas central heating, double glazing and a LOVELY LANDSCAPED TERRACED GARDEN, with access into an area of woodland.

Viewing comes highly recommended, please call the owners agents now to book your viewing.

COMPOSITE DOUBLE GLAZED FRONT DOOR
Opening to:

INVITING ENTRANCE HALL
Wall mounted consumer unit for the electrics, telephone point, door opening to:

LIVING ROOM
14'3 x 13'7 (4.34m x 4.14m)
Stairs rising to the first floor accommodation under stairs storage cupboard, coving to ceiling, wood laminate flooring, television point, double radiator, single radiator, double glazed window to front aspect and door to:

KITCHEN
13'9 x 8'8 (4.19m x 2.64m)
Fitted with a matching range of eye and base level cupboards and drawers with worksurfaces over, four ring electric hob with extractor over and oven & grill below, inset resin one & ½ bowl drainer-sink with mixer tap, space for appliances including tall fridge freezer and washing machine, part tiled walls, double radiator, double glazed window to rear aspect, double glazed door opening to:

CONSERVATORY
8'9 x 6'3 (2.67m x 1.91m)
UPVC construction with double glazed windows to all elevations, double glazed sliding patio doors, glass roof, tiled flooring, views and access to the garden.

FIRST FLOOR LANDING
Coving to ceiling, loft hatch with pull down ladder leading to a part-boarded loft space, cupboard housing immersion heater, doors to:

BEDROOM
11'7 x 11' (3.53m x 3.35m)
Built in double wardrobe, double radiator, two double glazed windows to front aspect.

BEDROOM
9'2 x 7'2 (2.79m x 2.18m)
Radiator, built in double wardrobe, double glazed window to rear aspect with views onto the garden.

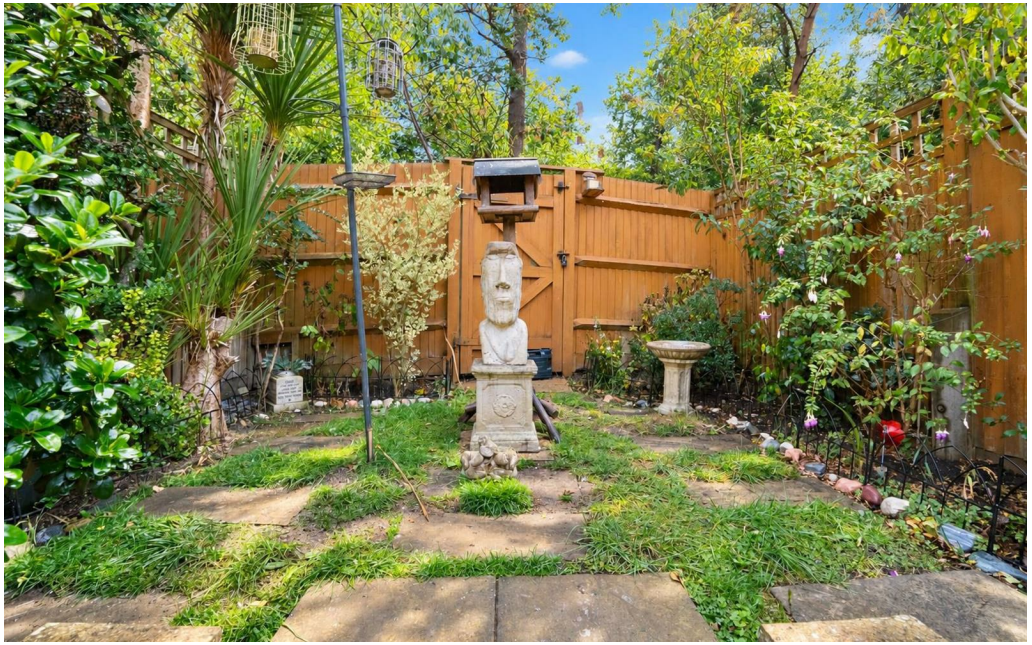
BATHROOM
Panelled bath with mixer tap and electric shower over bath, dual flush low level wc, vanity enclosed wash hand basin with mixer tap, tiled and aquaborded walls, tiled flooring, heated towel rail, double glazed obscured glass window to rear aspect.

GARAGE
Located in a block with up and over door.

REAR GARDEN
Landscaped and sympathetically terraced with three main areas. Offering ample space to eat alfresco and entertain, with patio, area of lawn established planted areas and gated access to an area of woodland. Fenced boundaries and outside lighting, two water taps and power at the top of the garden.

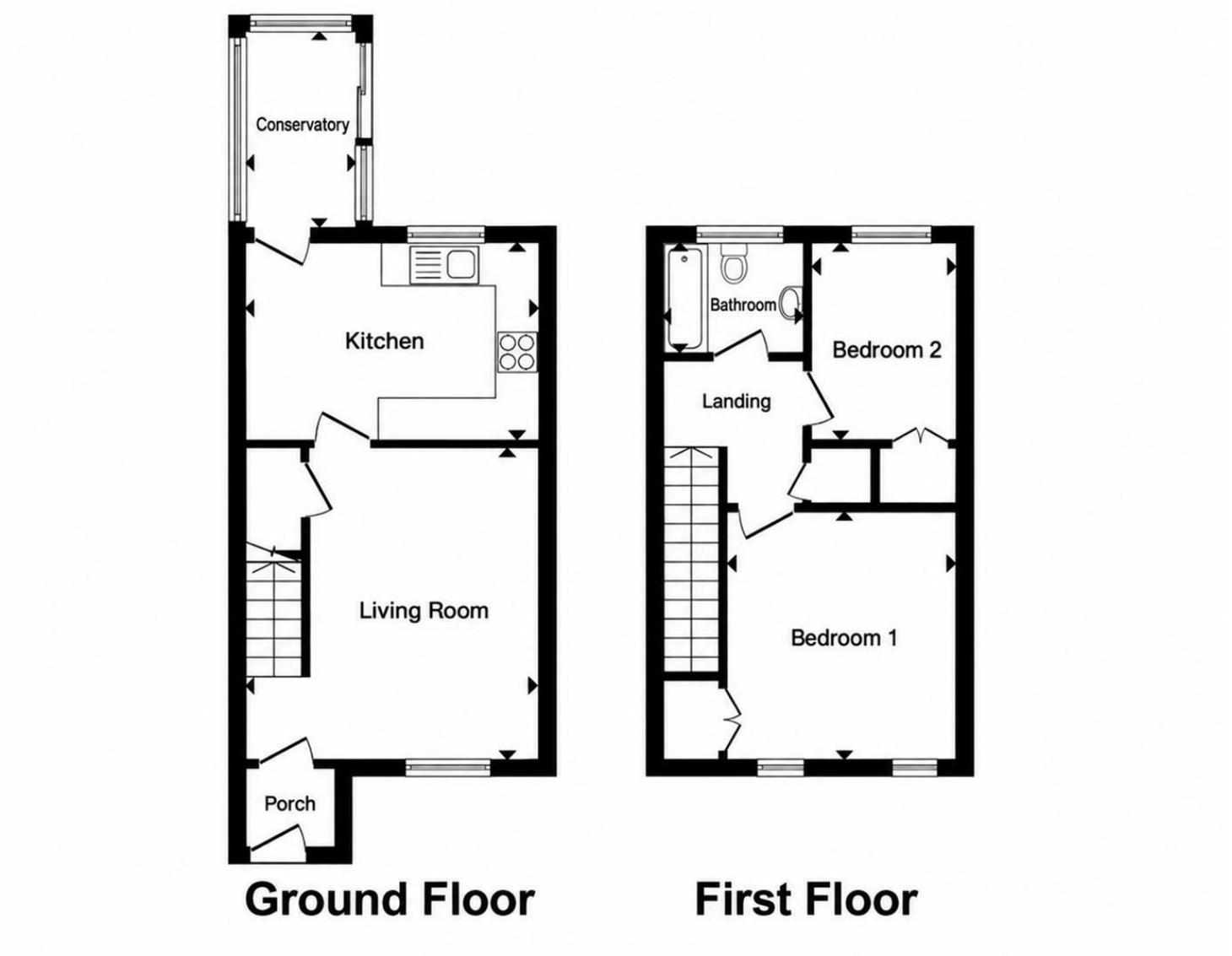
Council Tax Band: B

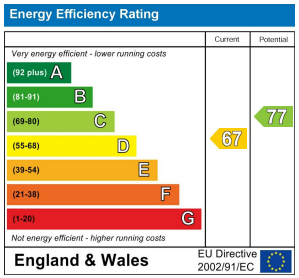


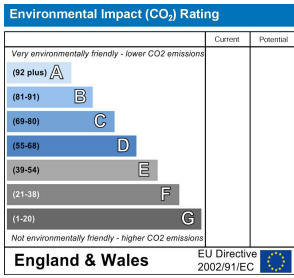












PCM endeavour to maintain accurate depictions of properties in Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection. PCM have not tested any services, appliances, equipment or facilities, and nothing in these details should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