



23, Hollington Old Lane, St. Leonards-On-Sea, TN38 9DT

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

Offers In Excess Of £200,000

PCM Estate Agents welcome to the market an exciting opportunity to acquire this OLDER STYLE TWO BEDROOM MID TERRACED HOUSE, conveniently located in this sought-after region of St Leonards, close to amenities on Battle Road and nearby popular schooling establishments. The property also benefits from a LOVELY GARDEN and double glazing.

Accommodation is arranged over two floors comprising a lounge, DINING ROOM, kitchen, DOWNSTAIRS SHOWER ROOM, upstairs landing and THREE BEDROOMS. Whilst there are three bedrooms, the house originally would have been two bedrooms with the larger front facing room having been divided. This larger front bedroom could be reinstated if someone would wish to do so.

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

DOUBLE GLAZED FRONT DOOR

Opening to:

LIVING ROOM

12'6 x 11'5 (3.81m x 3.48m)

High ceiling with picture rail, wall mounted electric radiator, television point, double glazed window to front aspect and doorway leading to:

DINING ROOM

13'1 x 11'8 (3.99m x 3.56m)

High ceiling with picture rail, stairs rising to the first floor accommodation, wall mounted electric radiator, double glazed window to rear aspect, doorway leading to:

KITCHEN

7'1 x 5'6 (2.16m x 1.68m)

Fitted with a matching range of eye and base level cupboards and drawers with worksurfaces over, inset resin sink with mixer tap, electric hob with oven below, space and plumbing for washing machine, double glazed window and door to side aspect, further door leading to:

SHOWER ROOM

Large walk-in shower enclosure, pedestal wash hand basin with mixer tap,

dual flush low level wc, heated towel rail, part tiled walls, double glazed window with opaque glass to rear aspect.

FIRST FLOOR LANDING

Doors to:

BEDROOM

11'2 x 9'9 (3.40m x 2.97m)

Cupboard over the stairs, wall mounted electric radiator, high ceiling with picture rail, double glazed window to rear aspect.

BEDROOM

11'3 x 6'4 max (3.43m x 1.93m max)

High ceiling with picture rail, double glazed window to front aspect.

BEDROOM

8'10 x 6'4 (2.69m x 1.93m)

High ceiling with picture rail, double glazed window to front aspect.

OUTSIDE - FRONT

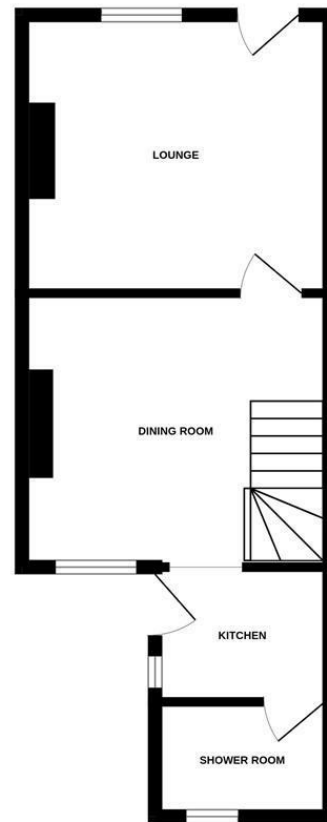
Enclosed courtyard style garden, fenced and gated.

REAR GARDEN

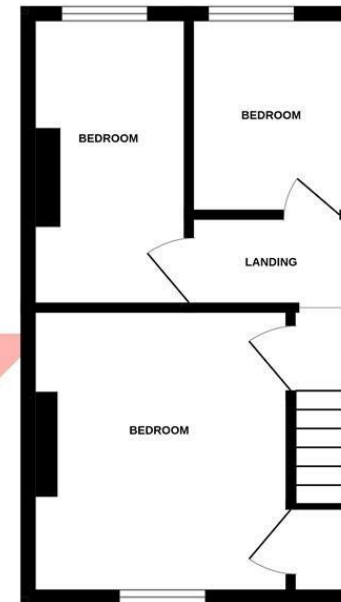
Small courtyard directly abutting the property, with gated access to a further section of garden beyond the right of way access for neighbouring properties. The garden is relatively low-maintenance, with established planted areas.



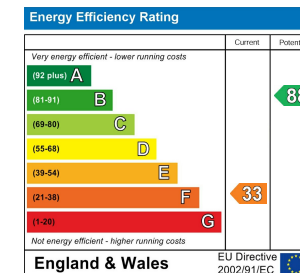
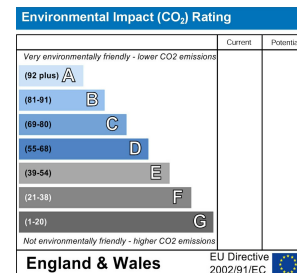
GROUND FLOOR



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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