



35, Augustus Way, St. Leonards-On-Sea, TN37 7NR

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Offers In Excess Of £375,000

PCM Estate Agents are delighted to present to the market this DETACHED THREE/ FOUR BEDROOM family HOME with GARAGE and OFF ROAD PARKING being offered CHAIN FREE, located in a sought after close within St Leonards.

Accommodation comprises entrance hall, LIVING ROOM with INGLENOK STYLE OPEN FIREPLACE, DINING ROOM, RECEPTION ROOM/BEDROOM, upstairs landing, THREE BEDROOMS and a family bathroom. The property has OFF ROAD PARKING to the front for up to two vehicles and a WLL-MAINTAINED GARDEN to the rear. Further benefits of this property include having newly fitted gas fired central heating and double glazed windows, whilst also being within VERY GOOD DECORATIVE ORDER throughout.

Located within reach of popular schooling establishments and bus routed giving access to Hastings town centre with its comprehensive range of shopping sporting and recreational facilities, mainline railway station, seafront and promenade.

Please call the owners agents now to book your immediate viewing to avoid disappointment.

DOUBLE GLAZED FRONT DOOR

With frosted glass, leading to;

ENTRANCE HALL

Stairs to first floor accommodation, radiator, wall mounted thermostat control for gas fired central heating, coving to ceiling, under stairs storage cupboard, wood effect laminate flooring.

DOWNSTAIRS WC

Low level wc, wash hand basin, radiator, part panelled walls, wood laminate flooring, coving to ceiling, extractor for ventilation and heated towel rail.

LIVING ROOM

21'9" max x 12'0" max (6.63m max x 3.66m max)
Coving to ceiling, television point, telephone point, double radiator. Feature inglenook style fireplace with exposed brick chimney breast, stone hearth and open fire, double aspect with double glazed windows to the side and rear aspects. Double glazed French doors providing access to the rear garden.

RECEPTION ROOM/ BEDROOM

14'3" max x 11'3" max (4.34m max x 3.43m max)
Coving to ceiling, radiator, inset spotlights, double aspect with double glazed windows to front and side.

KITCHEN-DINING ROOM

17'6" max x 5'9" max (5.33m max x 1.75m max)
Fitted with a range of eye and base level cupboards and doors, work surfaces, four ring gas hob with extractor over, base level oven, cupboard concealed wall mounted boiler. Inset one ½ bowl stainless steel sink unit with mixer tap, space and plumbing for washing machine, space and plumbing for dishwasher, space for fridge and separate freezer. Coving to ceiling, part tiled walls, tile effect vinyl flooring, plenty of space for dining table. Double radiator, double aspect with double glazed windows to the side and front, double glazed door with pattern glass to side.

FIRST FLOOR LANDING

Loft hatch providing access to loft area, built in cupboard, doors to:

BEDROOM

11'9" max x 11'8" max (3.58m max x 3.56m max)
Radiator, built in wardrobes with sliding doors, double glazed window to the rear aspect with pleasant views over the rear garden.

BEDROOM

11'7" max x 9'8" max (3.53m max x 2.95m max)
Radiator, partially coved ceiling, double glazed windows to the front aspect.

BEDROOM

9'7" max x 7'0" max (2.92m max x 2.13m max)
Coving to ceiling, storage recess, radiator, double glazed window to side aspect.

BATHROOM

Panelled bath, dual flush low level wc, wash hand basin, shower cubicle, part panelled walls, radiator wood laminate flooring, inset spotlights, extractor fan, double glazed frosted glass window to the side aspect.

REAR GARDEN

Well-maintained garden with patio area for entertaining, steps up to area of lawn contained by wall and wooden balustrades. Access to front via side personal gate, fenced boundaries, outside water tap.

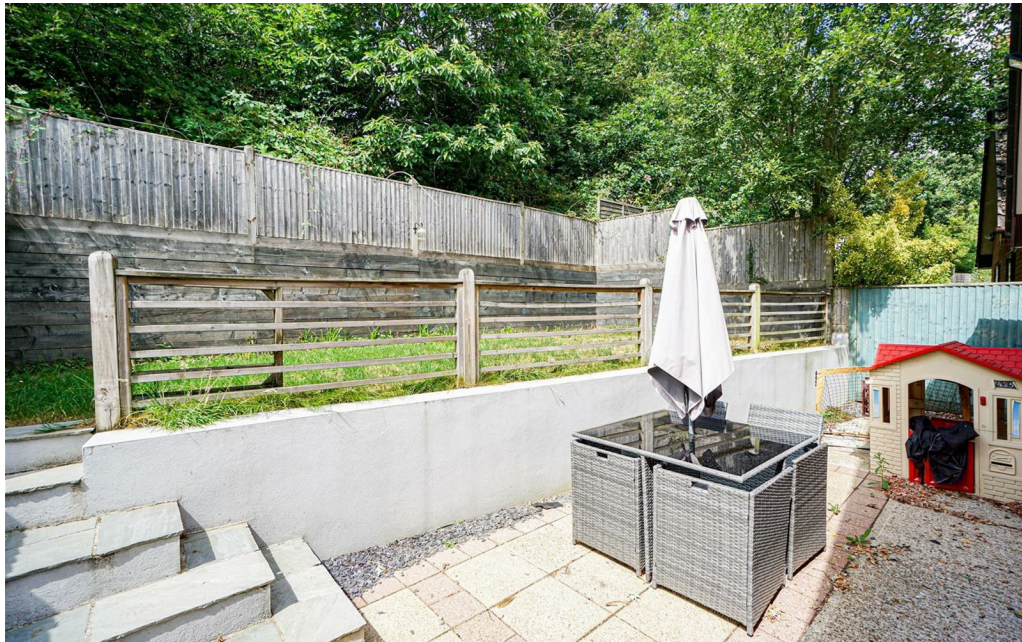
FRONT GARDEN

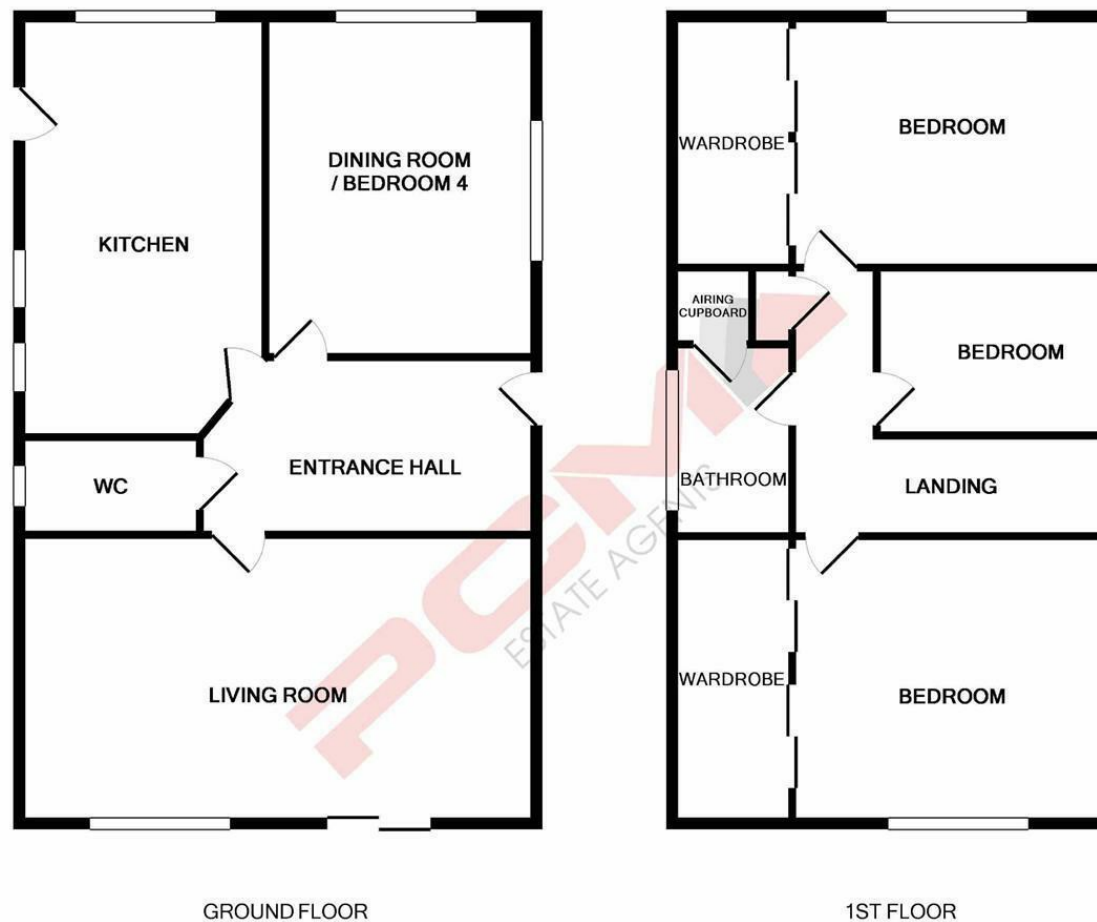
Driveway providing off road parking for up to two vehicles.

GARAGE

Having up and over door.

Council Tax Band: D





Whilst every attempt has been made to ensure the accuracy of the floor plan 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.

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	