



ESTATE AGENTS

9, Newgate Road, St. Leonards-On-Sea, TN37 6SA

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Price £275,000

PCM Estate Agents are delighted to present to the market an opportunity to secure this THREE BEDROOM MID TERRACED HOUSE with LOFT ROOM, situated in this highly sought-after road within easy reach of local schools and Hastings town centre.

Accommodation comprises an entrance porch, hallway, LARGE 23ft LOUNGE-DINER, modern fitted kitchen, UTILITY SPACE opening onto the family bathroom, first floor landing, THREE GOOD SIZED BEDROOMS and a separate wc. There are also further stairs from the landing leading to a LOFT ROOM. To the rear of the property is a FAMILY FRIENDLY REAR GARDEN which a good sized area of decking, providing ample space to enjoy summer evenings, and an area of lawn.

Please contact the owners agents now to avoid disappointment.

DOUBLE GLAZED DOOR

Opening to:

ENTRANCE PORCH

Further door to:

ENTRANCE HALL

Wall mounted thermostat, radiator, under stairs storage cupboard, stairs rising to the first floor, door opening to:

LOUNGE-DINER

23' x 12'2 max (7.01m x 3.71m max)

Radiator, ceiling cornicing, double glazed window to front aspect, opening to:

NEWLY FITTED KITCHEN

Comprising a range of eye and base level units, integrated four ring electric hob with electric oven below, integrated microwave and dishwasher, space for fridge freezer, wall mounted boiler.

UTILITY

Space and plumbing for washing machine, further door opening to:

BATHROOM

Panelled bath with mixer tap, wash hand basin with vanity mirror above, low

level dual flush wc, tiled flooring, part tiled walls, dual aspect with frosted double glazed windows to side and rear aspects.

FIRST FLOOR LANDING

Stairs rising to the loft room and doors to:

BEDROOM

15'9 x 11'4 (4.80m x 3.45m)

Radiator, double glazed window to front aspect.

BEDROOM

11'4 x 10'2 (3.45m x 3.10m)

Radiator, double glazed window to rear aspect.

BEDROOM

10'8 x 10'2 (3.25m x 3.10m)

Radiator, double glazed window to front aspect.

SEPARATE WC

Low level dual flush wc, wash hand basin, frosted double glazed window to side aspect.

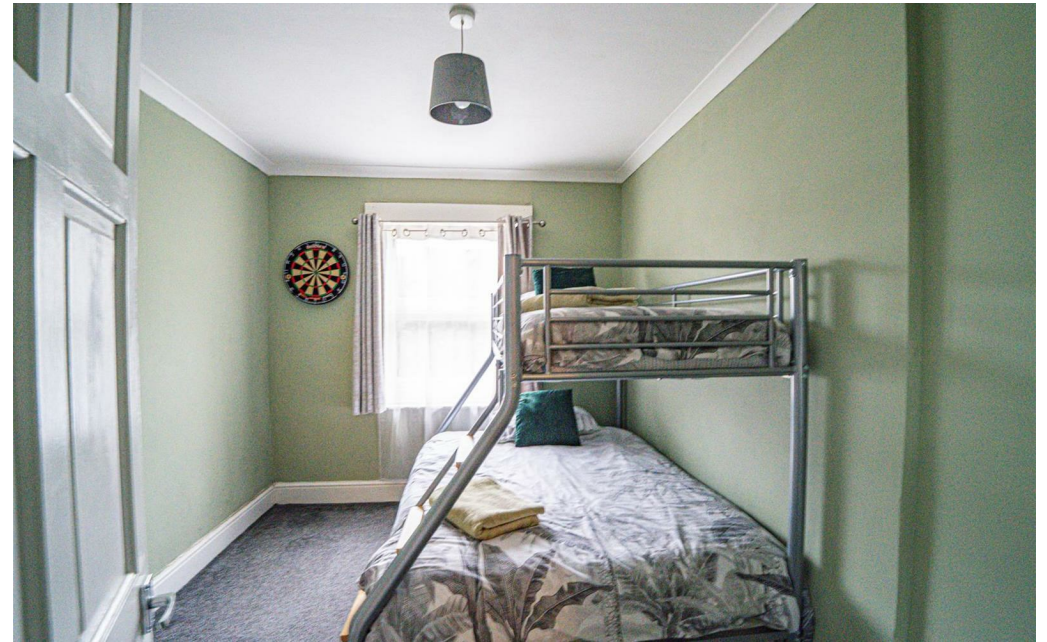
LOFT ROOM

With Velux window.

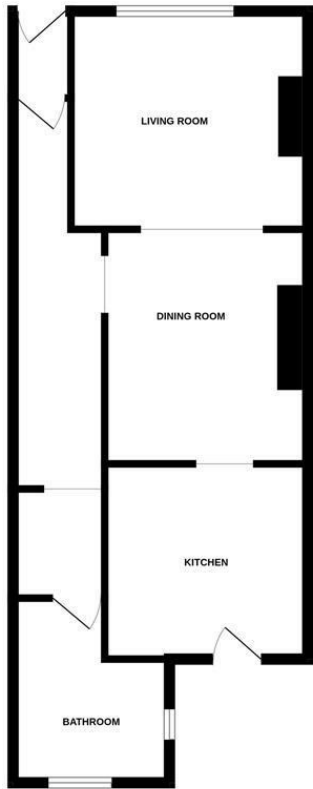
REAR GARDEN

Good sized decked area, providing ample space for entertaining and dining, area of lawn, storage shed and rear gated access.

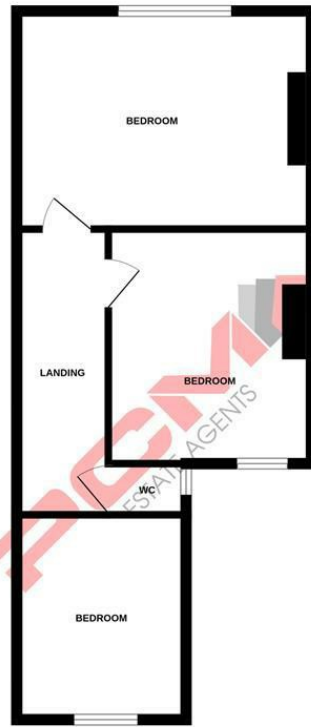
Council Tax Band: B



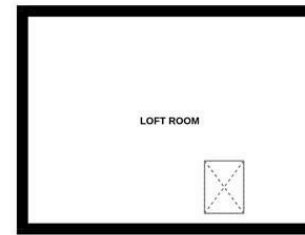
GROUND FLOOR



1ST FLOOR



2ND 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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