



ESTATE AGENTS

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Offers In Excess Of £250,000

PCM Estate Agents welcome to the market an exciting opportunity to acquire this CHAIN FREE, THREE BEDROOM OLDER STYLE TERRACED HOUSE, conveniently positioned within the Bohemia quarter of St Leonards, close to Alexandra Park and nearby amenities.

Accommodation is arranged over two floors comprising a lounge, SEPARATE DINING ROOM, kitchen, GROUND FLOOR SHOWER ROOM, upstairs landing, THREE BEDROOMS and a WC. The property benefits from gas central heating and double glazing, as well as having a UTILITY/ LEAN TO with a LEVEL and MANAGEABLE LOW-MAINTENANCE GARDEN.

The property is IN NEED OF SOME MODERNISATION but allows the eventual buyer the opportunity to put their own personality into.

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

DOUBLE GLAZED FRONT DOOR

Opening into:

WELCOMING VESTIBULE

Further wooden partially glazed door with window to the side, opening to:

ENTRANCE HALL

Stairs rising to the first floor accommodation, picture rail, wall mounted thermostat control for gas fired central heating, telephone point, dado rail, radiator, under stairs storage cupboard housing the consumer unit for the electrics, doors to:

LOUNGE

14'5 into bay x 11'4 (4.39m into bay x 3.45m)

Coving to ceiling, picture rail, York stone fire surround, radiator, double glazed bay window to front aspect.

DINING ROOM

12'2 x 10'10 (3.71m x 3.30m)

Coving to ceiling, picture rail, dado rail, open fireplace, built in cupboard, radiator, double glazed window to rear aspect.

KITCHEN

8'4 x 8'4 (2.54m x 2.54m)

Fitted with a matching range of eye and base level cupboards and drawers, worksurfaces, four ring gas hob with waist level oven, inset one & ½ bowl

drainer-sink unit with mixer tap, part tiled walls, tiled flooring, double glazed window to side aspect providing access to utility/ lean to and further door to:

SHOWER ROOM

Tiled walls, tiled flooring, heated towel rail, dual flush low level wc, vanity enclosed wash hand basin, walk-in shower enclosure, extractor for ventilation, wooden framed single glazed pattern glass window to rear aspect.

UTILITY/ LEAN TO

11'6 x 6' (3.51m x 1.83m)

Space and plumbing for washing machine, space for further appliances including tall fridge freezer and under counter appliances, range of fitted cupboards, worksurface, double glazed window and door to rear aspect providing access to the garden, glass roof.

The appliances in this room could be incorporated into the sale if desired, if not, they will be removed.

FIRST FLOOR LANDING

Split level with coving to ceiling, picture rail, loft hatch, airing cupboard housing immersion heater, doors to:

BEDROOM

15'7 x 12'5 (4.75m x 3.78m)

Built in wardrobe, coving to ceiling, picture rail, vanity enclosed wash hand basin with tiled splashbacks, two radiators, two double glazed windows to front aspect.

BEDROOM

12'1 x 10'2 (3.68m x 3.10m)

Built in wardrobe, coving to ceiling, picture rail, wall mounted wash hand basin, radiator, double glazed window to rear aspect.

BEDROOM

8'7 x 8'6 (2.62m x 2.59m)

Wall mounted wash hand basin, coving to ceiling, picture rail, wall mounted boiler, double glazed window to rear aspect.

SEPARATE WC

Low level wc, wash hand basin, double glazed window with pattern glass to rear aspect.

REAR GARDEN

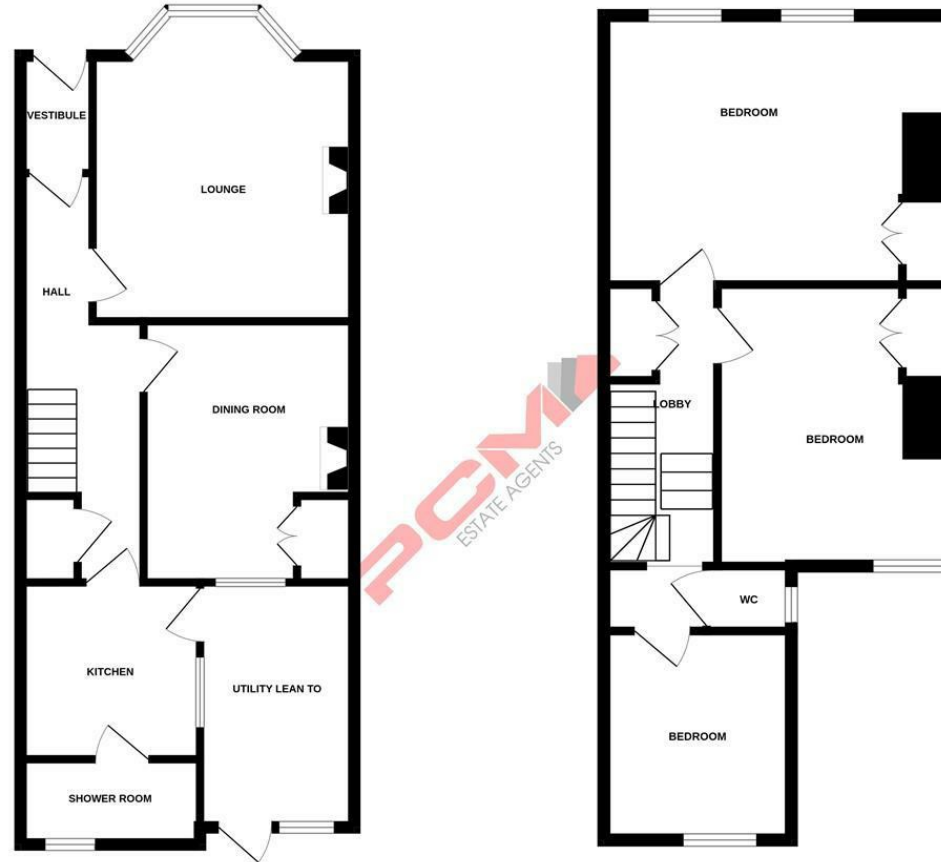
Level with a patio abutting the property, section of lawn, wooden shed and planting beds. The garden enjoys a pleasant and private aspect. There is a right of way via a neighbouring garden to Aldborough Road.

Council Tax Band: B



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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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		