







PCM
ESTATE AGENTS

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Price £240,000

PCM Estate Agents are delighted to present to the market an opportunity to secure this TWO DOUBLE BEDROOM MID-TERRACED HOUSE, situated in the highly sought-after Bohemia Quarter of St Leonards, within easy reach of local schooling and Hastings town centre.

Accommodation comprises a hallway, OPEN PLAN LOUNGE-DINER, kitchen and SEPARATE UTILITY, DOWNSTAIRS WC, upstairs landing, TWO BEDROOMS and a family bathroom with bath and separate shower. To the rear of the property is a paved and walled GARDEN, enjoying lots of summer sun.

Please contact the owners agents now to avoid disappointment.

WOODEN FRONT DOOR
With frosted insert leading to:

HALLWAY
Laminate flooring, radiator, original features, under stars storage, cupboard housing the consumer unit, wooden and glass door providing access to the open plan lounge-diner.

LOUNGE AREA
11'8 max x 11'5 max (3.56m max x 3.48m max)
Feature fireplace, radiator, coving to ceiling, skirting boards, double glazed window to front aspect, archway to:

DINING AREA
11'1 max x 9'8 max (3.38m max x 2.95m max)
Double glazed window to rear aspect overlooking the utility room, coving to ceiling, skirting boards, radiator, serving hatch to kitchen.

KITCHEN
13'2 x 8'4 (4.01m x 2.54m)
Vinyl flooring, skirting boards, coving to ceiling, eye and base level cupboards, part tiled splashback, sink with drainer unit, double oven and four ring gas hob with extractor over, further extractor fan, window overlooking the utility area, double glazed window to rear aspect overlooking the garden.

UTILITY AREA
10'6 max x 5'2 max (3.20m max x 1.57m max)
Vinyl flooring, part tiled surround, wall mounted boiler, cupboards, stainless steel sink, skylight, door to garden, access to:

SEPARATE WC
2'6 x 2'1 (0.76m x 0.64m)
Low level wc, frosted window to rear aspect.

FIRST FLOOR LANDING
Double glazed frosted window to side aspect, storage cupboard, loft access, skiting board, coving to ceiling, radiator, doors to:

BEDROOM
15'2 max x 11'6 max (4.62m max x 3.51m max)
Coving to ceiling, skirting board, radiator, double glazed window to front aspect.

BEDROOM
11'1 x 9'9 max (3.38m x 2.97m max)
Coving to ceiling, skirting boards, radiator, built in storage, double glazed window to rear aspect overlooking the garden.

BATHROOM
10'2 x 8'3 (3.10m x 2.51m)
Vinyl flooring, separate shower cubicle with tiled surround, panelled bath, pedestal wash hand basin, wc, heated towel rail, part tiled surround, radiator, extractor fan, frosted double glazed window to rear aspect.

OUTSIDE - FRONT
Tiled path and a small garden area with raised flowerbed.

REAR GARDEN
Paved area with walled surround, gated rear access, flowerbeds.

Council Tax Band: B







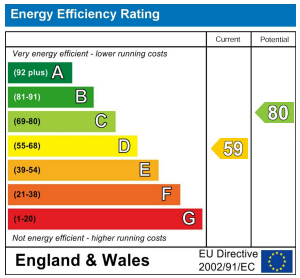


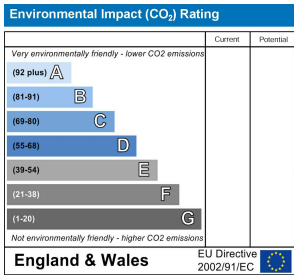
GROUND FLOOR

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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