



11, Burden Place, St. Leonards-On-Sea, TN38 9EQ

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Tel: 01424 839111

Price £225,000

A TWO DOUBLE BEDROOM, TWO RECEPTION ROOM, SEMI-DETACHED HOUSE occupying a LARGE CORNER PLOT with FANTASTIC REAR GARDEN, located towards the end of a quiet cul-de-sac in St Leonards. Offered to the market CHAIN FREE!

The spacious accommodation comprises an entrance hallway, LOUNGE with FIREPLACE, separate DINING ROOM, kitchen, first floor landing, TWO GENEROUS SIZED BEDROOMS and a family bathroom. The property is located towards the end of a cul-de-sac and boasts a LARGE CORNER PLOT GARDEN which offers further potential to extend, subject to the necessary planning consents.

Located towards the end of the RARELY AVAILABLE and quiet cul-de-sac within St Leonards, within easy reach of local schooling and considered an IDEAL FAMILY HOME. Please call PCM Estate Agents to arrange your immediate viewing to avoid disappointment.

PRIVATE FRONT DOOR

Leading to:

ENTRANCE HALLWAY

Stairs rising to first floor accommodation, under stairs storage cupboard, wall mounted thermostat control, radiator.

LOUNGE

12'7 x 10'2 (3.84m x 3.10m)

Feature fireplace, double glazed window to front aspect, radiator, open plan to:

DINING ROOM

8'11 x 8'9 (2.72m x 2.67m)

Double glazed French doors to rear aspect leading out to the garden, radiator, door to:

KITCHEN

9'11 x 9'6 (3.02m x 2.90m)

Comprising a range of eye and base level units with worksurfaces over, space for gas cooker with extractor above, stainless steel inset sink with mixer tap, space and plumbing for washing machine, double glazed window to rear aspect overlooking the garden, part glazed door to side aspect.

FIRST FLOOR LANDING

Loft hatch, double glazed window to side aspect.

BEDROOM

15'11 x 10'3 (4.85m x 3.12m)

Two double glazed windows to front aspect, radiator.

BEDROOM

11'10 x 10'2 (3.61m x 3.10m)

Double glazed window to rear aspect, radiator.

BATHROOM

Panelled bath with mixer tap and shower attachment, shower screen, wash hand basin, dual flush wc, radiator, part tiled walls, double glazed obscured window to rear aspect.

REAR GARDEN

A particular feature of the property, expansive and extending to the rear and size. The garden is considered family friendly and features a spacious patio area set beneath pergola which abuts the property, being ideal for seating and entertaining. The rest of the garden is predominantly laid to lawn with enclosed and fenced boundaries, storage shed, gate providing side access to the front of the property.

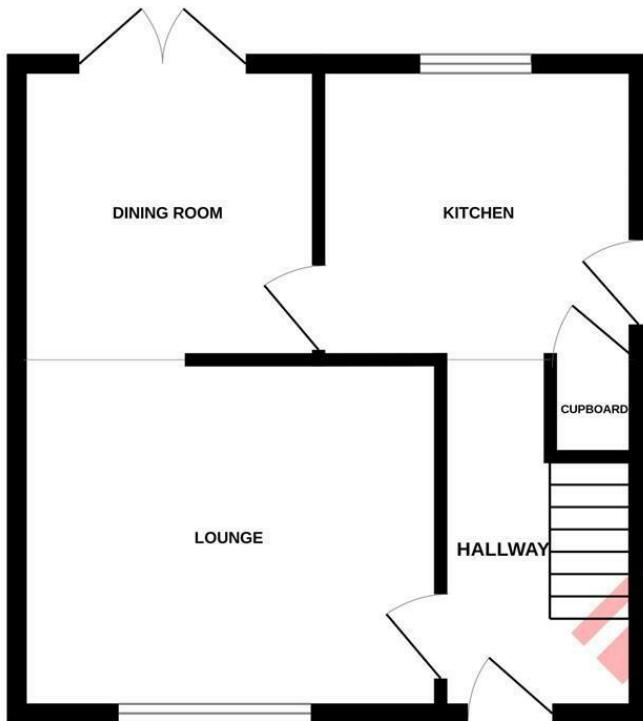
OUTSIDE - FRONT

Private front garden, mainly laid to lawn with pathway leading to the front door.

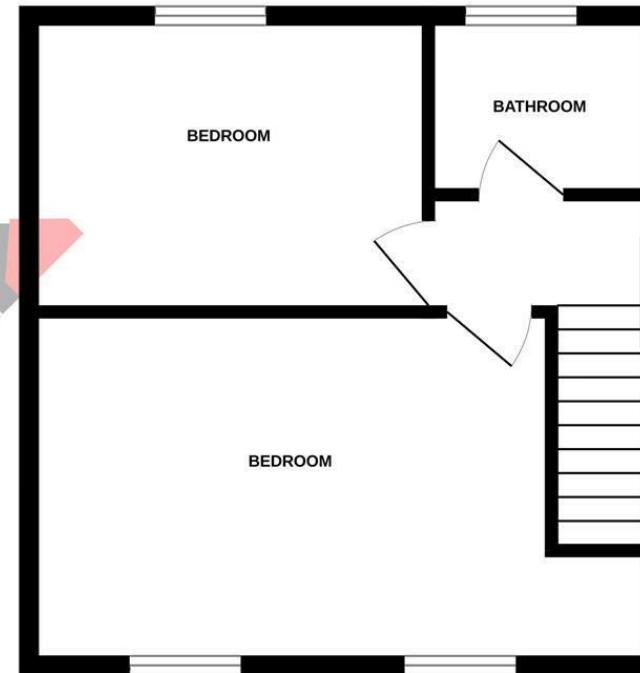
Council Tax Band: B



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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	64	78
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England & Wales			

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			
EU Directive 2002/91/EC			
England & Wales			

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.