



ESTATE AGENTS

**29, Longacre Close, St. Leonards-On-Sea, TN37 7UB**

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**Offers Over £250,000**

PCM Estate Agents are delighted to present to the market an opportunity to acquire this TWO DOUBLE BEDROOM STAGGERED TERRACED MODERN FAMILY HOME, tucked away in a quiet cul-de-sac location within the popular Little Ridge region with FAR REACHING VIEWS, gas fired central heating and double glazing.

The property is offered to the market in good decorative order with a MODERN KITCHEN & BATHROOM. Accommodation is arranged over two floors and comprises a welcoming entrance hall, spacious lounge, MODERN KITCHEN-DINER with French doors onto the garden, upstairs landing, TWO GOOD SIZED BEDROOMS and a family bathroom with shower over bath. VIEWS of the sea, Beachy Head and the South Downs can be enjoyed from the front facing accommodation.

Positioned within the favourable Little Ridge region of St Leonards, within easy reach of popular schooling establishments, nearby amenities including a Doctors Surgery, chemist and Tesco's.

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

### **DOUBLE GLAZED FRONT DOOR**

Opening into:

### **WELCOMING ENTRANCE HALL**

Fitted bespoke cupboards, ample space for hanging coats and taking off shoes, laminate flooring laid in an herringbone pattern, further wooden partially glazed door opening to:

### **LIVING ROOM**

15'8 x 12'1 (4.78m x 3.68m)

Double glazed window to front aspect offering a pleasant outlook, with views towards the South Downs and Beachy Head, wall mounted vertical radiator, continuation of the wood laminate flooring laid in an herringbone pattern, stairs rising to upper floor accommodation, under stairs storage cupboard, television point, down lights, door opening to:

### **KITCHEN-DINING ROOM**

12'10 x 9'4 (3.91m x 2.84m)

Fitted with a matching range of eye and base level cupboards and drawers with solid wood worktops over, inset one & ½ bowl drainer-sink unit with mixer tap, Samsung electric hob with waist level oven and microwave, tiled splashbacks, ample space for dining table, wall mounted vertical radiator, down lights, space and plumbing for washing machine, space for tall fridge freezer. Continuation of the wood effect laminate flooring laid in an herringbone pattern double glazed window and French doors to rear aspect with views and access onto the garden.

### **FIRST FLOOR LANDING**

Loft hatch providing access to loft space, doors to:

### **BEDROOM**

12'2 x 9'8 (3.71m x 2.95m)

Radiator, double glazed window to rear aspect with views onto the garden.

### **BEDROOM**

11'9 x 7'5 (3.58m x 2.26m)

Fitted wall mounted cupboard concealed boiler, radiator, double glazed window to front aspect with far reaching views over St Leonards, over the South Downs, towards the sea and Beachy Head.

### **BATHROOM**

P shaped panelled bath with mixer tap and shower over bath, glass shower screen, dual flush low level wc, pedestal wash hand basin with chrome mixer tap, chrome heated towel rail, tile effect aquaborded walls, built in storage over the stairs, down lights, extractor fan for ventilation.

### **OUTSIDE - FRONT**

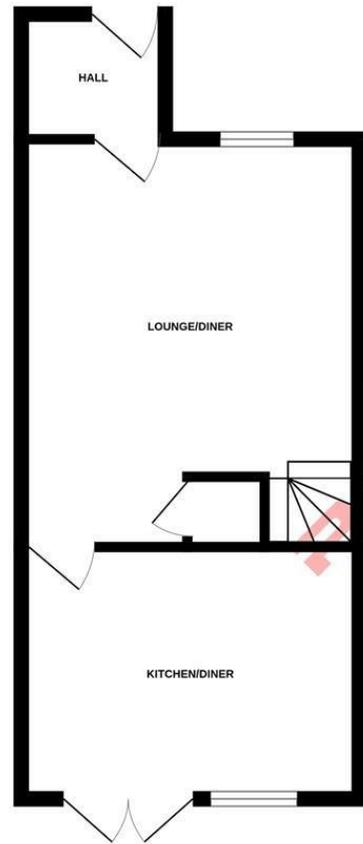
Allocated parking space located opposite.

### **REAR GARDEN**

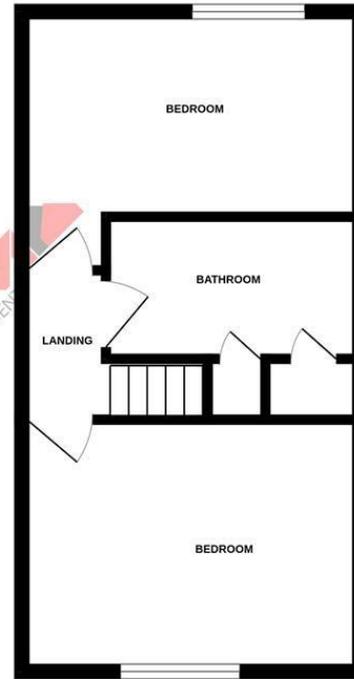
Landscaped with areas of lawn, rockery with established plants and fenced boundaries. Offering plenty of outdoor space to entertain and eat al-fresco.



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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		