







PCM
ESTATE AGENTS

18, Cornfield Terrace, St. Leonards-On-Sea, TN37 6JD

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Price £199,950

PCM Estate Agents welcome to the market an opportunity to secure this OLDER STYLE TWO BEDROOM MID-TERRACED HOME, IN NEED OF MODERNISATION throughout and offered to the market CHAIN FREE.

Accommodation comprises an entrance hall leading to a lounge, SEPARATE DINING ROOM, kitchen, first floor landing, TWO BEDROOMS and a WET ROOM. To the rear of the property is a COURYARD STYLE GARDEN.

Located on this sought-after road within St Leonards, within easy reach of Warrior Square railway station and within easy access to St Leonards, including Kings Road and Norman Road with their vast range of shops and access to the promenade.

Viewing is highly recommended to fully appreciate the potential that this home has to offer. Please contact the owners agents today to arrange your viewing and avoid disappointment.

PRIVATE FRONT DOOR
Opening to:

ENTRANCE HALL
Stairs rising to the first floor landing, under stairs storage cupboard housing the gas meter, night storage heater, door to:

LOUNGE
11'7 x 11'2 (3.53m x 3.40m)
Electric night storage heater, double glazed window to front aspect.

DINING ROOM
10'7 x 8'8 (3.23m x 2.64m)
Two built in storage cupboards to either side of the chimney breast, night storage heater, double glazed window to rear aspect.

KITCHEN
9'9 x 7'3 (2.97m x 2.21m)
In need of modernisation but fitted with a range of eye and base level units, space for cooker, space and plumbing for washing machine, space for fridge freezer, inset sink with mixer tap, wall mounted gas boiler, double glazed window to side aspect and part frosted double glazed door opening to the rear courtyard.

FIRST FLOOR LANDING
Double glazed window to rear aspect providing light into the hallway, loft hatch, doors to:

BEDROOM
14'9 x 11'6 (4.50m x 3.51m)
Night storage heater, built in unit with electric fireplace, two double glazed windows to the front aspect.

BEDROOM
10'7 x 8'9 (3.23m x 2.67m)
Built in wardrobe, double glazed window to rear aspect.

WET ROOM
Electric shower, low level wc, wash hand basin, part tiled walls, frosted double glazed window to side aspect.

REAR COURTYARD
Access to a right of way between neighbouring properties.

Council Tax Band: B







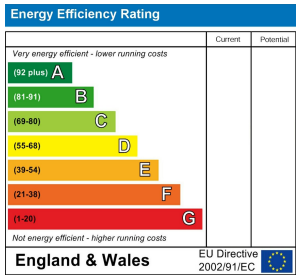


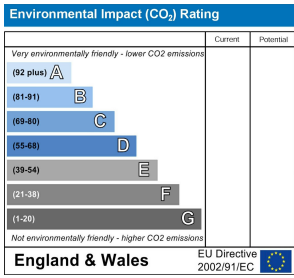
GROUND FLOOR

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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