PCM ESTATE AGENTS

36, Muirfield Rise, St. Leonards-On-Sea, TN38 0XL

Web: www.pcmestateagents.co.uk
Tel: 01424 839111

Guide Price £250,000

** GUIDE PRICE £250,000 TO £260,000 **
PCM Estate Agents welcome to the market this MODERN TWO BEDROOM SEMI-DETACHED HOUSE HOUSE located a highly sought-after and quiet cul-de-sac within West St Leonards. Offered to the market CHAIN FREE!!

The property offers well-presented accommodation throughout comprising an entrance hallway, LOUNGE with DOUBLE DOORS leading to an outside seating area, KITCHEN-BREAKFAST ROOM, first floor landing, TWO BEDROOMS and a MODERN BATHROOM SUITE. Externally the property offers a PRIVATE AND SECUDED REAR GARDEN which features a LARGE DECKED AREA ideal for seating and entertaining, whilst to the front there is a driveway providing OFF ROAD PARKING in addition to an area of garden.

The property is located within a quiet cul-de-sac within West St Leonards, within easy reach of the seafront and a range of local schooling facilities. The property is considered an IDEAL FAMILY HOME, please call PCM Estate Agents now to arrange your viewing to avoid disappointment.

PRIVATE FRONT DOOR
Leading to:

ENTRANCE HALLWAY
Spacious under stairs storage cupboard, radiator.

LOUNGE
12'6 x 9'9 (3.81m x 2.97m)
Double glazed double doors to rear aspect leading out to the garden, stairs rising to first floor accommodation, radiator.

KITCHEN-BREAKFAST ROOM
12'5 max x 10'3 max (3.78m max x 3.12m max)
Fitted with a range of eye and base level units with worksurfaces over, four ring electric hob with extractor above and oven below, space for fridge freezer, integrated slimline dishwasher, space and plumbing for washing machine, breakfast bar, inset sink with mixer tap, double glazed window to front aspect, radiator.

FIRST FLOOR LANDING
Loft hatch, double glazed window to side aspect.

BEDROOM
12'6 x 9'6+ (3.81m x 2.90m+)
Built in storage cupboard, radiator, double glazed windows to rear and side aspects enjoying a pleasant outlook.

BEDROOM
10'3 x 6'1 (3.12m x 1.85m)
Built n storage cupboards, double glazed window to front aspect, radiator.

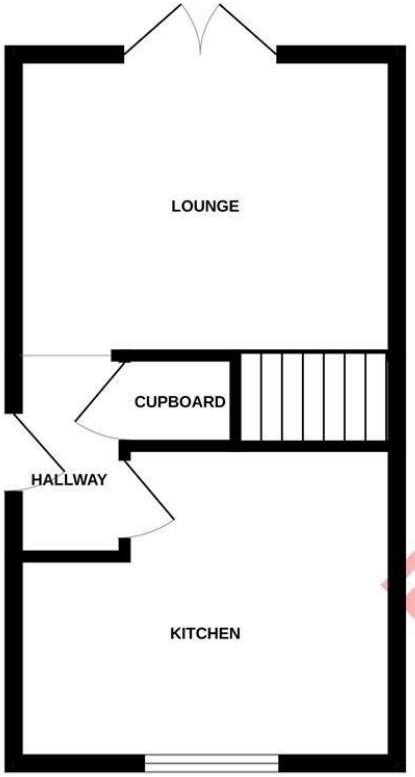
BATHROOM
Modern suite comprising a panelled bath with mixer tap and shower attachment, shower screen, wash hand basin with tiled splashback, dual flush wc, slimline style radiator, airing cupboard, extractor fan, double glazed obscured window to front aspect.

REAR GARDEN
Private and secluded featuring a large decked area ideal for seating and entertaining leading to an area of lawn, enclosed fenced boundaries, two storage sheds one of which having power, side access to the front of the property.

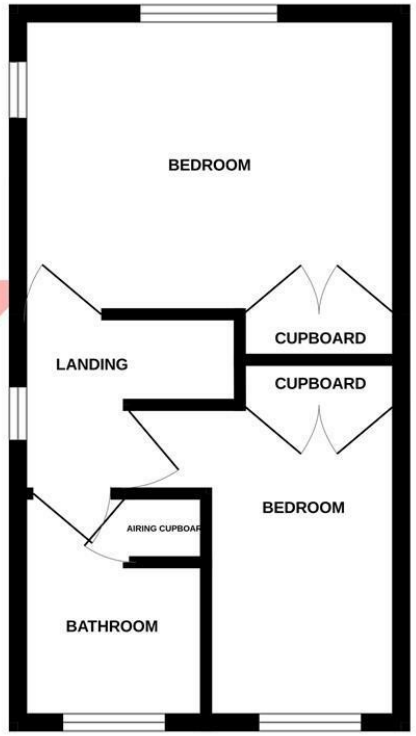
Council Tax Band: B

Prosecco Princess

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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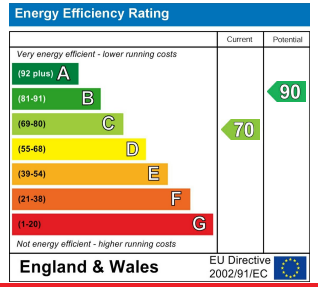

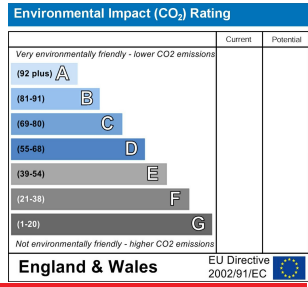

PCM endeavour to maintain accurate depictions of properties in Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection. PCM have not tested any services, appliances, equipment or facilities, and nothing in these details should be deemed to be a statement that they are in good working order or that the property is in good structural condition or otherwise.