



ESTATE AGENTS

16, Howlett Close, St. Leonards-On-Sea, TN38 9QR

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Price £260,000

PCM Estate Agents welcome to the market this THREE BEDROOM STAGGERED TERRACED HOUSE, conveniently positioned in this sought-after region of St Leonards, with modern comforts including gas fired central heating and double glazing.

Accommodation is arranged over two floors comprising an entrance porch with ample storage space, entrance hall, DOWNSTAIRS WC, lounge with French doors to the garden, KITCHEN-DINER, first floor landing with ample storage space, THREE GOOD-SIZED BEDROOMS and a bathroom. The REAR GARDEN is arranged over two terraces, offering a LOW-MAINTENANCE outdoor space with a wooden shed and a GARDEN BAR.

Conveniently positioned within easy reach of amenities, popular schooling establishments and nearby Tesco's Superstore.

This home presents well to the market and viewing comes recommended, please call the owners agents now to book your viewing.

DOUBLE GLAZED FRONT DOOR

Opening to:

PORCH

Storage cupboard, further double glazed door opening to:

ENTRANCE HALL

Stairs rising to upper floor accommodation, under stairs recessed area, radiator, wood laminate flooring, doors to:

DOWNSTAIRS WC

Low level wc, wall mounted wash hand basin with tiled splashbacks, radiator, coving to ceiling, double glazed frosted glass window to front aspect.

LIVING ROOM

16'2 x 11'4 (4.93m x 3.45m)

Coving to ceiling, radiator, television point, double glazed sliding patio doors to the garden.

KITCHEN-DINING ROOM

14'5 x 9'6 (4.39m x 2.90m)

Fitted with a matching range of eye and base level cupboards and drawers with worksurfaces over, four ring gas hob with extractor over, waist level double oven and grill, inset one & ½ bowl drainer-sink unit with mixer tap, space and plumbing for washing machine, space for tumble dryer, plumbing for dishwasher, wall mounted boiler, tiled splashbacks, ample space for dining table, space for tall fridge freezer, built in storage, double glazed window to front aspect.

FIRST FLOOR LANDING

Airing cupboard housing the immersion heater, additional storage cupboard, doors to:

BEDROOM

14'8 x 9'6 (4.47m x 2.90m)

Coving to ceiling, radiator, double glazed window to front aspect.

BEDROOM

15'3 x 8'9 (4.65m x 2.67m)

Measurement excludes door recess. Coving to ceiling, radiator, double glazed window to rear aspect.

BEDROOM

9'4 x 7'8 (2.84m x 2.34m)

Radiator, coving to ceiling, double glazed window to rear aspect.

BATHROOM

P shaped panelled bath with mixer tap and shower attachment, electric shower over bath and glass shower screen, dual flush low level wc, vanity enclosed wash hand basin, tiled walls, heated towel rail, tiled flooring, double glazed opaque glass window to front aspect.

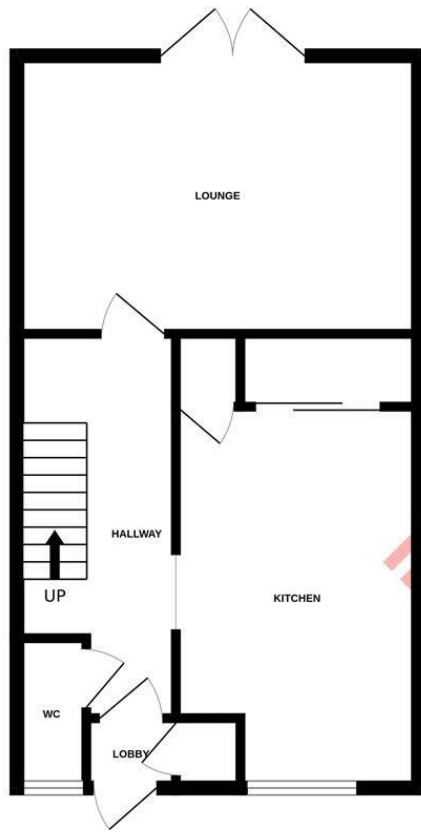
REAR GARDEN

Low maintenance being laid with artificial lawn, area laid with stone, wooden shed, gated rear access and a further outbuilding which is attached to the house and currently utilised as a garden bar, with power.

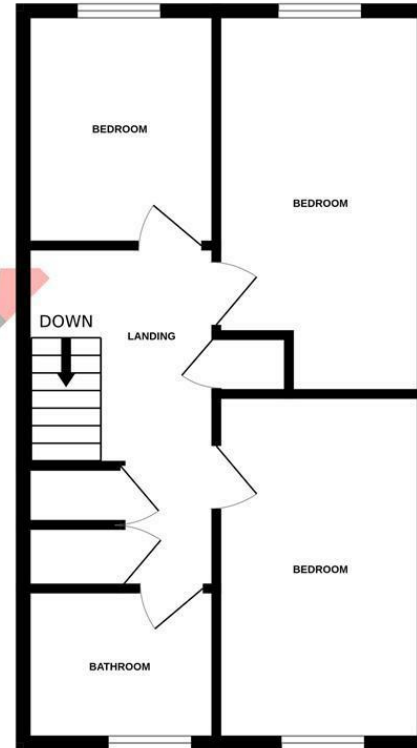
Council Tax Band: B



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

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			
England & Wales	EU Directive 2002/91/EC		