







PCM
ESTATE AGENTS

5, Battle Crescent, St. Leonards-On-Sea, TN37 7AW

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

Price £285,000

PCM Estate Agents welcome to the market an opportunity to acquire this OLDER STYLE THREE BEDROOM SEMI-DETACHED HOUSE, tucked away in a quiet cul-de-sac location, within easy reach of amenities within the area. The property has a PRIVATE REAR GARDEN and OFF ROAD PARKING for multiple vehicles.

Accommodation is arranged over two floors and comprises a welcoming entrance hall, BAY FRONTED LOUNGE with WOOD BURNING STOVE, separate DINING ROOM with additional WOOD BURNING STOVE and access & views onto the garden. In addition, there is also a kitchen to the ground floor accommodation. To the first floor the landing provides access to THREE BEDROOMS and a bathroom. The property has modern comforts including gas fired central heating and double glazing.

There is also potential for future expansion, subject to planning consents and building regulations, due to the space to the side and rear of the property.

Please call the owners agents now to book your viewing.

PORCH
Double glazed pattern glass front door with window to the side, opening to:

ENTRANCE HALL
Stairs rising to upper floor accommodation, dado rail, radiator, telephone point, small under stairs storage cupboard, doors opening to:

LIVING ROOM
13'7 x 12' (4.14m x 3.66m)
High ceiling with coving, picture rail, combination of wall and ceiling lighting, television point, radiator, fireplace with inset wood burning stove and stone hearth, double glazed bay window to front aspect.

DINING ROOM
11'9 x 10'2 (3.58m x 3.10m)
High ceiling, radiator, wood laminate flooring, fireplace with inset wood burning stove and stone hearth, double glazed sliding patio doors to rear aspect providing a pleasant outlook and access onto the garden.

KITCHEN
8'8 x 7'6 (2.64m x 2.29m)
Part tiled walls, wall mounted boiler, fitted with a range of base level cupboards with worksurface over, space for gas cooker, inset drainer-sink unit with mixer tap, exposed wooden floorboards, under stairs storage cupboard, double glazed widow to side and rear elevations, with the rear window overlooking the garden.

FIRST FLOOR LANDING
Loft hatch, double glazed window to side aspect, doors opening to:

BEDROOM
12'8 x 11' (3.86m x 3.35m)
Built in cupboard, picture rail, radiator, double glazed window to front aspect.

BEDROOM
11'8 x 11'4 (3.56m x 3.45m)
Radiator, picture rail, double glazed window to rear aspect with views onto the garden.

BEDROOM
9'2 x 6'6 (2.79m x 1.98m)
Radiator, double glazed window to front aspect.

BATHROOM
Panelled bath with mixer tap and shower attachment, pedestal wash hand basin, low level wc, radiator, tiled walls, double glazed pattern glass window to rear aspect.

OUTSIDE- FRONT
Driveway providing off road parking for two vehicles in tandem, front garden being laid to lawn with established plants and shrubs, gated access to the rear.

REAR GARDEN
Mainly laid to lawn with fenced boundaries, wooden shed, outside water tap, gated access to front.

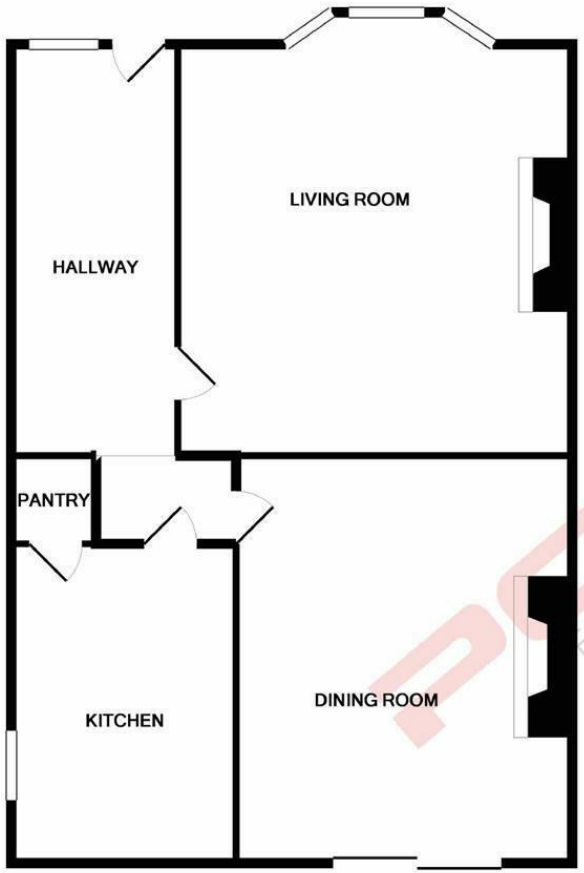
Council Tax Band: C









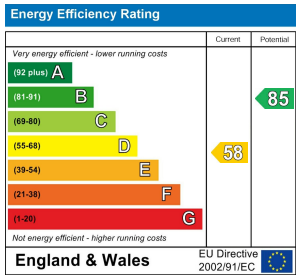


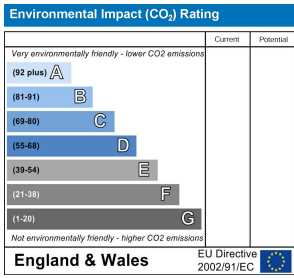
GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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
Made with Metropix ©2019





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.