PCM ESTATE AGENTS

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Guide Price £300,000

Guide Price £300,000 to £325,000
PCM Estate Agents are delighted to present this CHAIN FREE, THREE BEDROOM TOWNOUSE, ideally positioned on a sought-after road within St Leonards, having excellent access to local amenities, Warrior Square station, and the seafront. The property offers OFF ROAD PARKING, an INTEGRAL GARAGE and a PRIVATE REAR GARDEN.

While some MODERNISATION IS NEEDED, it presents a fantastic opportunity to create a home tailored to your style. The accommodation is arranged over three floors, includes a welcoming entrance hall. a KITCHEN-DINING ROOM with garden views and access, a FIRST FLOOR LIVING ROOM and BEDROOM, plus TWO FURTHER BEDROOMS and a family bathroom on the second floor. The property also benefits from gas central heating and double glazing.

With EXCELLENT POTENTIAL and a highly convenient location, this home is sure to appeal. Viewings are highly recommended, contact PCM Estate Agents today to arrange your appointment.

EXTERNAL PORCH
With storage and double glazed door opening to:

ENTRANCE HALL
Double radiator, picture tail, stairs rising to the first floor floor accommodation, doors to:

DOWNSTAIRS WC
Low level wc.

KITCHEN-DINING ROOM
15' x 12'1 (4.57m x 3.68m)
Part tiled walls, tile effect vinyl flooring, picture rail, double radiator, ample space for dining table, fitted with a matching range of eye and base level cupboards and drawers with worksurfaces over, cooker, inset drainer-sink unit, space and plumbing for washing machine and dishwasher and space for tall fridge freezer.

FIRST FLOOR LANDING
Stairs rising to the second floor, built in cupboard, doors to:

LOUNGE
14'8 x 13'8 (4.47m x 4.17m)
Coving to ceiling, double radiator, double glazed window to front aspect.

BEDROOM
14' x 7'9 (4.27m x 2.36m)
Coving to ceiling, radiator, double glazed window to rear aspect with views over the garden.

SECOND FLOOR LANDING
Loft hatch, large double cupboard with hanging rails, airing cupboard with immersion heater, further cupboard housing the boiler and offering additional storage space, doors to:

BEDROOM
14'9 x 12' (4.50m x 3.66m)
Radiator, double glazed window to rear aspect with far reaching views over St Leonards.

BEDROOM
14'1 x 8'5 (4.29m x 2.57m)
Radiator, double glazed window to front aspect.

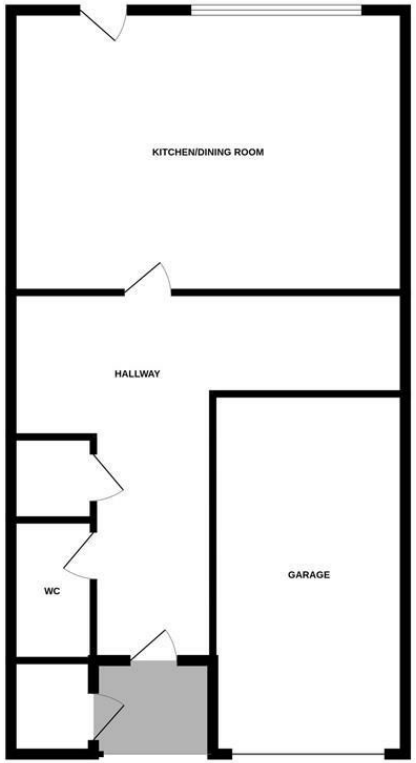
BATHROOM
Panelled bath with mixer tap and electric shower over, glass shower screen, pedestal wash hand basin, low level wc, heated towel rail, tiled walls, double glazed obscured glass window to front aspect.

REAR GARDEN
Mainly laid to lawn.

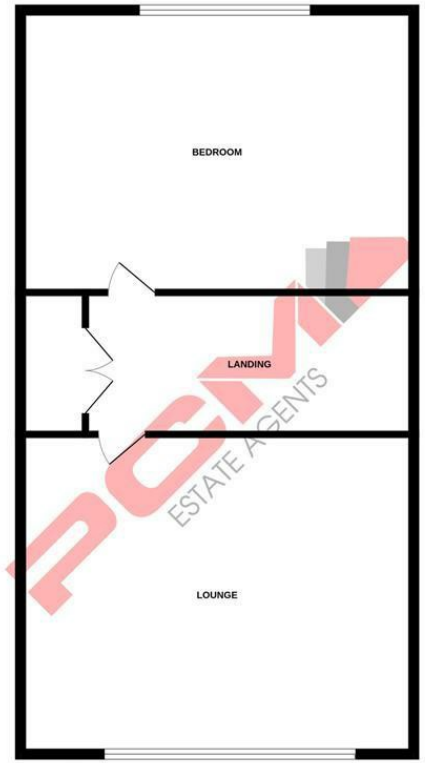
GARAGE
Up and over door, space for parking in front of garage.

Council Tax Band: C

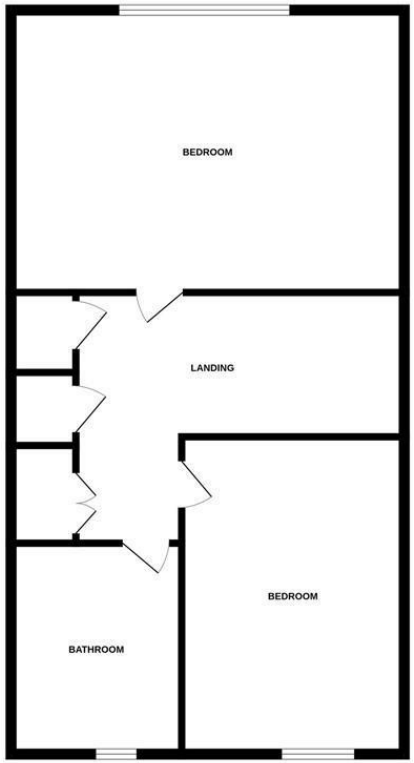
GROUND FLOOR



1ST FLOOR



2ND 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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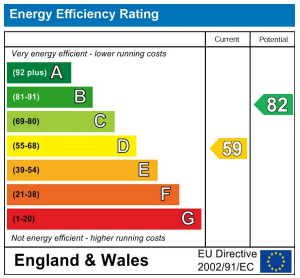

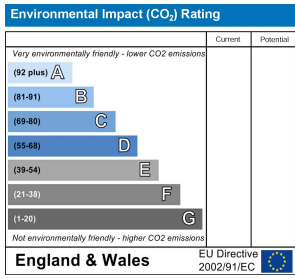

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