



ESTATE AGENTS

23, Seven Acre Close, St Leonards-on-sea, TN37 7QB

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Price £245,000

PCM Estate Agents are delighted to welcome to the market this THREE BEDROOM MID-TERRACED HOUSE, ideally situated within a quiet cul-de-sac on the northern outskirts of St Leonards, and offered to the market chain free.

Inside, the property offers SPACIOUS ACCOMMODATION comprising an entrance hallway, lounge, KITCHEN-DINING ROOM, DOWNSTAIRS WC, first-floor landing, THREE BEDROOMS and a family bathroom. Externally, the home benefits from a PRIVATE REAR GARDEN backing onto woodland, while to the front there is an area of COMMUNAL PARKING available on a first-come, first-served basis.

This property is considered an ideal family home, conveniently located within easy reach of local schools and with excellent access to the A21.

If you are looking for a THREE BEDROOM FAMILY HOME in a quiet location, look no further and contact PCM Estate Agents today to arrange your viewing.

UPVC PRIVATE FRONT DOOR

With frosted insert opening to:

ENTRANCE HALL

Staircase rising to upper floor accommodation with large cupboard under stairs, laminate flooring, radiator, gas meter, dado rail.

CLOAKROOM

5'1 x 2'6 (1.55m x 0.76m)

Low level wc, wash hand basin set into vanity unit beneath, tiled surround, vinyl flooring, laminate flooring, frosted double glazed window to front aspect.

KITCHEN-DINER

18'3 x 9'5 (5.56m x 2.87m)

Fitted with a range of eye and base level cupboards and drawers, worksurfaces, inset sink-drainer, space for cooker, space and plumbing for washing machine, space for fridge freezer, cupboard housing the boiler, laminate flooring, radiator, part tiled surround, coving to ceiling, double glazed window to front aspect.

LOUNGE

15'7 x 10'7 (4.75m x 3.23m)

Large double glazed window to rear aspect overlooking the garden and woodland to rear, radiator, coving to ceiling, frosted double glazed door opening to rear garden.

FIRST FLOOR LANDING

Trap hatch to loft space, airing cupboard, walk in cupboard/wardrobe, doors to:

BEDROOM ONE

14'7 max x 8'8 max (4.45m max x 2.64m max)

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

BEDROOM TWO

14'6 max x 8'8 max (4.42m max x 2.64m max)

Coving surround, radiator, double glazed window to rear aspect overlooking the garden and woodland.

BEDROOM THREE

9'2 x 6'7 (2.79m x 2.01m)

Radiator, coving to ceiling, double glazed window to rear aspect overlooking garden and woodland.

BATHROOM

6'6 x 6'2 (1.98m x 1.88m)

White suite comprising panelled bath with over bath shower, pedestal wash hand basin, low level wc, vinyl flooring, tiled surround, frosted double glazed window to front aspect.

FRONT GARDEN

Flowerbeds, paved area, space for bin storage, storage cupboards.

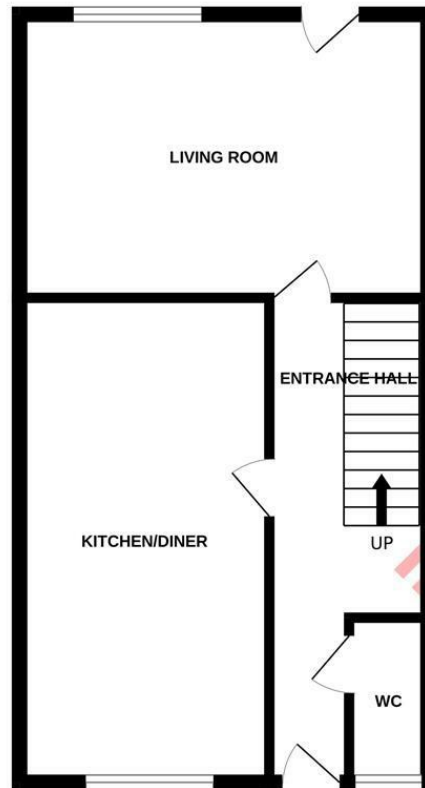
REAR GARDEN

Patio, decked area, enclosed by fencing with rear access gate.

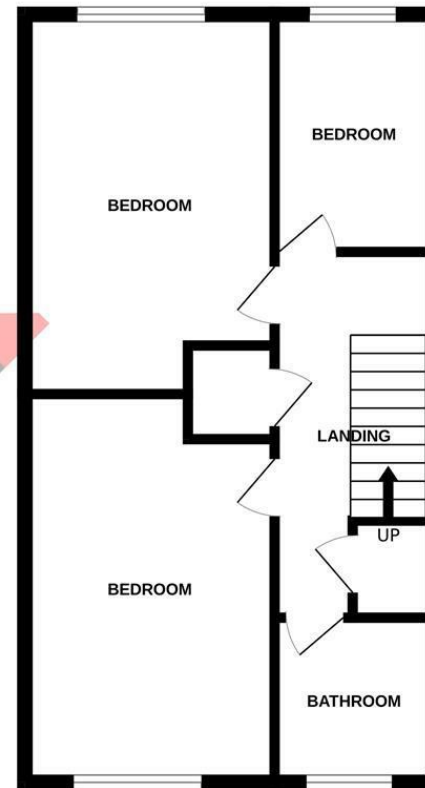
Council Tax Band: B



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			91
(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	