







PCM
ESTATE AGENTS

31, Warren Close, St. Leonards-On-Sea, TN38 8DT

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Price £245,000

PCM Estate Agents welcome to the market an exciting opportunity to acquire this MODERN TWO DOUBLE BEDROOM TERRACED HOUSE with ALLOCATED PARKING and an ENCLOSED PRIVATE REAR GARDEN.

The property has been exceptionally well-maintained and looked after over the years, offering well-proportioned accommodation arranged over two floors comprising a welcoming entrance hall, LOUNGE-DINER, modern kitchen with space for appliances, upstairs landing, TWO DOUBLE BEDROOMS ,both with built in storage, and a LOVELY MODERN BATHROOM with shower over bath.

This property is an IDEAL HOME for a first time buyer, someone looking to downsize or someone seeking a low-maintenance home in a SUPERB LOCATION.

Positioned in this quiet cul-de-sac location within this favourable region of St Leonards, close to popular schooling establishments and nearby Country Park known as Combe Valley.

Please contact the owners agents now to book your viewing and avoid disappointment.

DOUBLE GLAZED FRONT DOOR
Opening to:

WELCOMING ENTRANCE HALL
Stairs rising to the first floor landing, wall mounted consumer unit for electric, radiator, telephone point, door to:

KITCHEN
11'9 max x 8'6 max (3.58m max x 2.59m max)
Fitted with a range of eye and base level cupboards and drawers with soft close hinges, complimentary worksurfaces and matching upstands, tiled splashbacks, inset drainer-sink unit with mixer tap, Zanussi induction hob with extractor over and electric combination oven and grill below, space for appliances such as tall fridge freezer, washing machine and dishwasher, inset spotlights, under stairs storage cupboard, radiator, laminate flooring, double glazed window to front aspect and door to:

LOUNGE-DINER
14'1 x 12' (4.29m x 3.66m)
Continuation of the wood laminate flooring, double radiator, television point, double glazed sliding patio doors framing a pleasant outlook and providing access onto the garden.

FIRST FLOOR LANDING
Doors providing access to:

BEDROOM
12'3 x 9'6 (3.73m x 2.90m)
Built in wardrobe with mirrored sliding doors, radiator, double glazed window to rear aspect with views onto the garden.

BEDROOM
12'2 narrowing to 9' x 8'9 (3.71m narrowing to 2.74m x 2.67m)
Built in cupboard housing the boiler and having ample storage, further cupboard over the stairs, built in double wardrobe with mirrored sliding doors, loft hatch, radiator, double glazed window to front aspect enjoying pleasant views over neighbouring rooftops to Combe Valley Country Park.

BATHROOM
Modern with a panelled bath with mixer tap and shower attachment, electric shower over bath, glass shower screen, concealed cistern dual flush low level wc, vanity enclosed wash hand basin with mixer tap, wall mounted vanity unit, heated towel rail, part tiled walls, wood effect tiled flooring, extractor for ventilation, inset down lights.

OUTSIDE - FRONT
Path leading to the front door.

PARKING
The property has the benefit of an allocated parking space nearby.

REAR GARDEN
Enclosed and private with a stone patio opening to an area of lawn, shed and fenced boundaries.

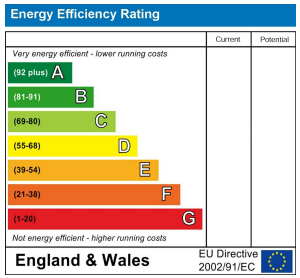
Council Tax Band: B

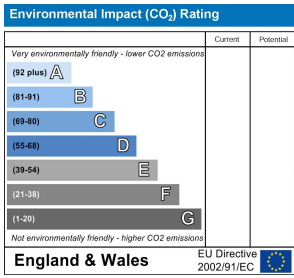












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