



ESTATE AGENTS

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Price £275,000

PCM Estate Agents welcome to the market CHAIN FREE an exciting opportunity to acquire this SEMI-DETACHED THREE BEDROOM HOUSE positioned in this sought-after region of St Leonards with a driveway providing OFF ROAD PARKING and a GOOD SIZED FAMILY FRIENDLY GARDEN.

This home is IN NEED OF SOME MODERNISATION but offers the perfect opportunity for the eventual buyer to put their own personality into the property and increase value.

Accommodation is arranged over two floors comprising a welcoming porch leading to an entrance hall, DUAL ASPECT LOUNGE-DINER, kitchen and UTILITY AREA, lobby, upstairs landing, THREE BEDROOMS, bathroom and SEPARATE WC. The property also benefits from gas central heating and double glazing.

Conveniently positioned in this sought-after region of St Leonards, close to popular schooling establishments and nearby amenities within the Little Ridge area.

Please call the owners agents now to arrange your viewing and avoid disappointment.

#### **DOUBLE GLAZED PORCH**

Tiled flooring, door leading to lobby and further door leading to:

#### **ENTRANCE HALL**

Stairs rising to upper floor accommodation, radiator.

#### **DUAL ASPECT LOUNGE-DINING ROOM**

19'5 x 12' (5.92m x 3.66m)

Two radiators, tiled fireplace with gas fire, television point, double glazed windows to front and rear elevations.

#### **KITCHEN**

10'8 x 9'9 (3.25m x 2.97m )

Tiled flooring, part tiled walls, wall mounted boiler, fitted with a range of base level cupboards and drawers with worksurfaces over, one wall mounted cupboard, space and plumbing for washing machine, space for gas cooker, space for tall fridge freezer, ample space for breakfast table, double glazed window and door to rear aspect with views and access onto the garden, door to:

#### **UTILITY AREA**

6'7 x 6'3 (2.01m x 1.91m)

Tiled flooring, under stairs storage cupboard, range of base level cupboards and drawers with worksurfaces over, wall mounted cupboard concealed consumer unit for electrics, door to front aspect with access to:

#### **FRONT LOBBY**

Door to front porch, door to utility area.

#### **FIRST FLOOR LANDING**

Loft hatch, doors opening to:

#### **BEDROOM**

11'9 x 10'7 (3.58m x 3.23m)

Built in wardrobe, radiator, two double glazed windows to front aspect.

#### **BEDROOM**

13'5" narrowing to 8'9" x 9'1" narrowing to 6'3" (4.09m narrowing to 2.67m x 2.77m narrowing to 1.91m)

Radiator, double glazed window to rear aspect with views onto the garden.

#### **BEDROOM**

9'8 x 6'5 (2.95m x 1.96m)

Radiator, airing cupboard housing the immersion heater, double glazed window to front aspect.

#### **BATHROOM**

Panelled bath with electric shower over, pedestal wash hand basin, radiator, part tiled walls, double glazed pattern glass window to rear aspect.

#### **SEPARATE WC**

Low level wc, radiator, double glazed pattern glass window to rear aspect.

#### **REAR GARDEN**

Mainly laid to lawn with hedged and fenced boundaries, central area with trellis, patio abutting the property and gated side access.

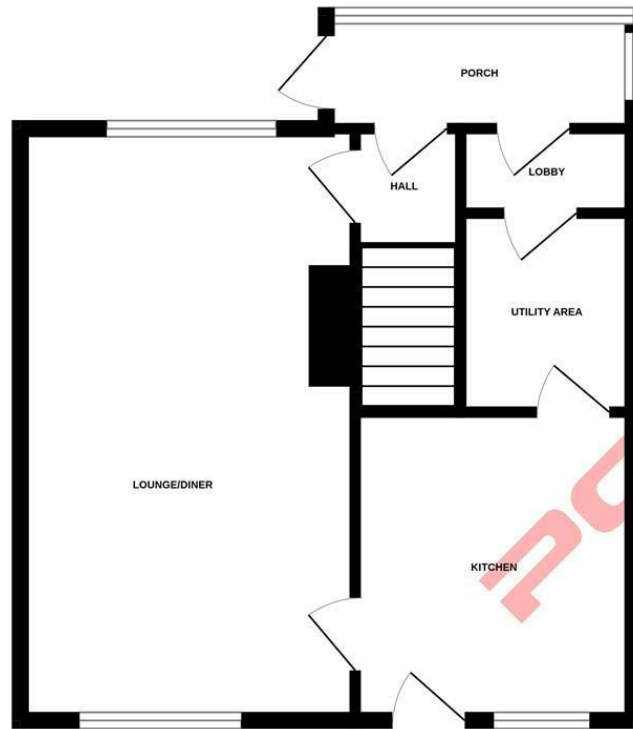
#### **OUTSIDE - FRONT**

Lawned front garden with path leading to front door, driveway providing off road parking, access to the rear garden.

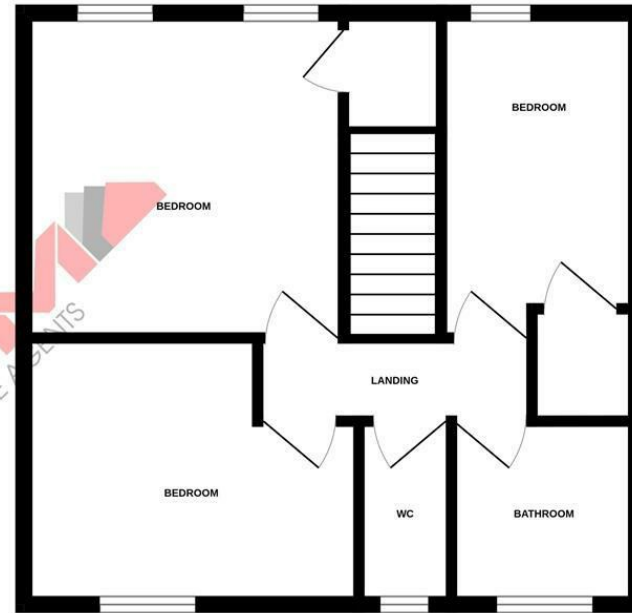
Council Tax Band: B



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

Environmental Impact (CO <sub>2</sub> ) Rating	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
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