



ESTATE AGENTS

32, Lynwood Close, St. Leonards-On-Sea, TN37 7HT

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Price £305,000

PCM Estate Agents are delighted to present to the market this CHAIN FREE, THREE BEDROOM, END OF TERRACED HOUSE with a GARAGE and TWO DRIVEWAY'S providing OFF ROAD PARKING. The property also benefits from an ENCLOSED FAMILY FRIENDLY GARDEN arranged over two levels with a large patio area, perfect for dining and entertaining, and further steps leading to an area of lawn.

Tucked away in a quiet cul-de-sac location within this favourable region of St Leonards, accommodation is arranged over two floors comprising an entrance hall, DOWNSTAIRS WC, LOUNGE-DINING ROOM and kitchen, whilst to the first floor there are THREE BEDROOMS and a family bathroom. Modern comforts include gas fired central heating and double glazing.

Located within easy reach of popular schooling establishments and Roundel Woods, viewing comes highly recommended, please contact the owners agents now to arrange your viewing and avoid disappointment.

PRIVATE FRONT DOOR

Opening to:

ENTRANCE HALL

Radiator, alarm system, wall mounted thermostat, under stairs storage, opening to:

LOUNGE-DINER

14'6 x 9'4 (4.42m x 2.84m)

Radiator, television point, double glazed patio doors opening onto the later describes rear garden.

KITCHEN

10'1 x 6'2 (3.07m x 1.88m)

Comprising a range of eye and base level units, four ring gas hob with electric double oven beneath and extractor fan above, integrated fridge freezer, space and plumbing for washing machine, stainless steel sink with mixer tap and draining board, wall mounted gas boiler, part tiled walls, tiled flooring, radiator, double glazed window to rear aspect.

DOWNSTAIRS WC

Low level dual flush wc, wash hand basin with mixer tap and storage beneath,

vanity mirror, chrome heated style towel rail, extractor fan, frosted double glazed window to side aspect.

FIRST FLOOR LANDING

Airing cupboard housing hot water tank with storage above, loft hatch, doors to:

BEDROOM

12'7 x 8'9 (3.84m x 2.67m)

Built in wardrobes with hanging space and shelving above, radiator, double glazed window to rear aspect.

BEDROOM

9'9 x 8'9 (2.97m x 2.67m)

Built in wardrobe with hanging space and shelving above, radiator, double glazed window to front aspect.

BEDROOM

10'3 max x 6'8 (3.12m max x 2.03m)

Radiator, double glazed window to rear aspect.

BATHROOM

Panelled bath with mixer tap and waterfall style shower head above, low level dual flush wc integrated into the wash hand basin with mixer tap and storage beneath, vanity mirror, extractor fan, part tiled walls, tiled flooring, frosted double glazed window to front aspect.

OUTSIDE - FRONT

Two areas of off road parking, one of which providing access for multiple vehicles leading to the garage, and a further area providing one additional space. The front garden also benefits from a low-level gated area arranged over two levels, with gated access to the rear garden.

GARAGE

17'1 x 8' (5.21m x 2.44m)

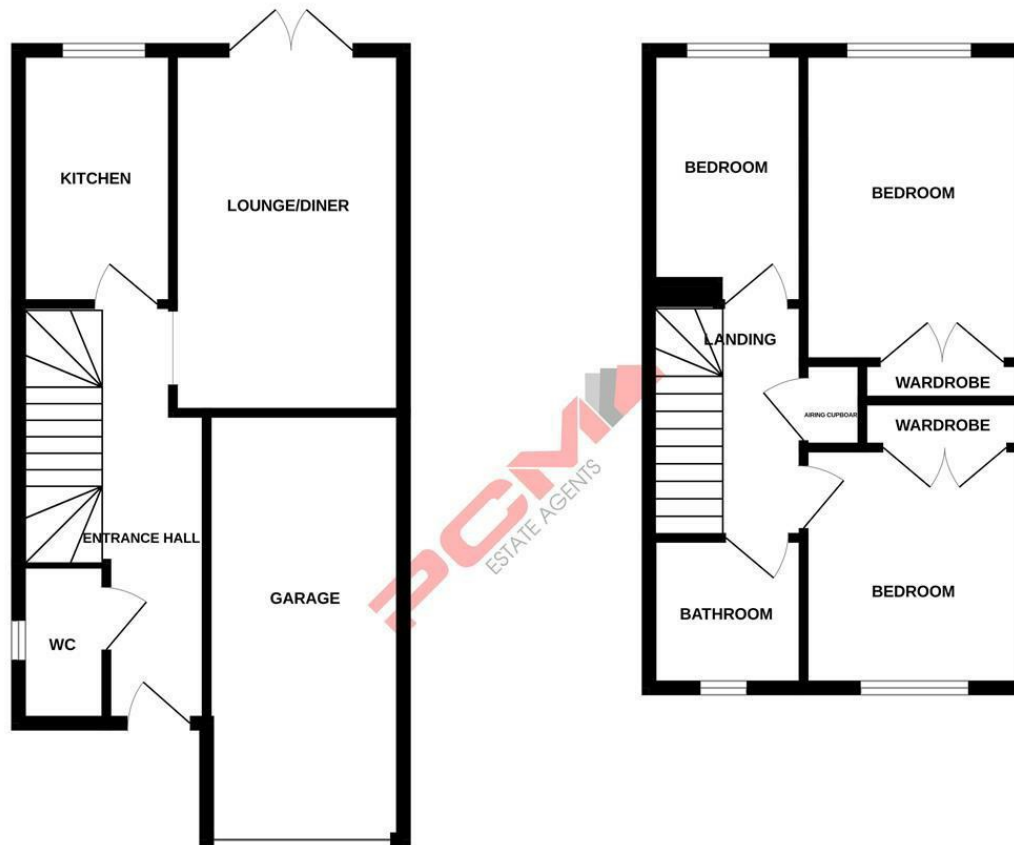
Up and over door, power and lighting, housing the electric consumer unit.

REAR GARDEN

Large area of patio with raised planters, currently laid with slate and having steps up to an area of lawn accessed via a low-level picket gate leading to an area of decking and having access to the storage shed. There are fenced side and rear boundaries, with side gated access to the front of the property.

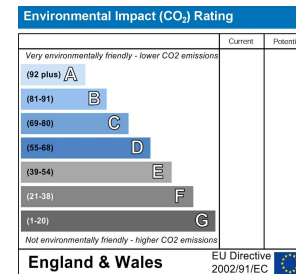
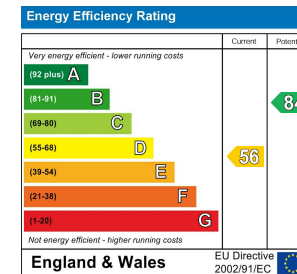
Council Tax Band: C





TOTAL FLOOR AREA: 835 sq.ft. (77.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans 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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