



PCM Estate Agents are delighted to present to the market an opportunity to secure this well-presented SEMI-DETACHED OLDER STYLE THREE BEDROOMED HOUSE, conveniently positioned close to local amenities and within easy reach of Ravenside Retail Park, St Leonards seafront and beach, West St Leonards railway station and St Leonards Medical Practice.

The property offers modern comforts including gas fired central heating and double glazing, offering well-appointed accommodation over two floors comprising an external porch leading to an entrance hall, lounge, OPEN PLAN KITCHEN-BREAKFAST ROOM, DINING ROOM, upstairs landing, THREE BEDROOMS and a bathroom. There is a LARGE SOUTH FACING REAR GARDEN which enjoys plenty of sunshine, offering ample outside space for the garden enthusiast or for families to enjoy. There is a DECKED SEATING AREA providing ample space for dining and entertaining, and a further area of LEVEL LAWN. To the front of the property there is a block paved area with potential for off road parking, subject to the necessary consents to lower the kerb.

This OLDER STYLE CHARACTERFUL HOME must be viewed to fully appreciate the convenient position on offer. Please call the owners agents now to book your viewing to avoid disappointment.

PART DOUBLE GLAZED FRONT DOOR

Leading to;

ENTRANCE PORCH

UPVC double glazed double doors opening to;

ENTRANCE HALL

Staircase rising to upper floor accommodation with cupboard under stairs, radiator.

LOUNGE

15'6" max x 10' max (4.72m max x 3.05m max)

UPVC double glazed bay window to front aspect, radiator, part glazed return door to hallway.

KITCHEN-BREAKFAST ROOM

17'2" max x 10'7" max (5.23m max x 3.23m max)

Modern and comprising a range of eye and base level units, inset four ring

ceramic hob with stainless steel oven below and extractor above, integrated dishwasher and under counter fridge, inset sink with mixer tap, additional countertop providing further storage beneath with under counter freezer, space and plumbing for washing machine and space for tumble dryer, double doors opening to:

DINING ROOM

10'6 x 8'8 (3.20m x 2.64m)

Double glazed window to side aspect, double glazed patio door opening onto the rear garden.

FIRST FLOOR LANDING

Trap hatch to loft space.

BEDROOM ONE

15'9" max x 10'0" plus recess (4.80m max x 3.05m plus recess)

UPVC double glazed bay window to front aspect, radiator, return door to landing.

BEDROOM TWO

10'11" x 10'8" (3.33m x 3.25m)

UPVC double glazed window to rear aspect, radiator, return door to landing.

BEDROOM THREE

9'5" x 6'3" (2.87m x 1.91m)

UPVC double glazed window to front aspect, radiator, return door to landing.

BATHROOM

UPVC double glazed window to rear aspect, tiled walls, modern white suite comprising panelled bath with over bath shower and fitted shower screen, wash hand basin with mixer tap over, low level wc, heated towel rail/radiator, return door to landing.

FRONT GARDEN

Block paved with potential for off road parking, subject to the necessary consents to lower the kerb.

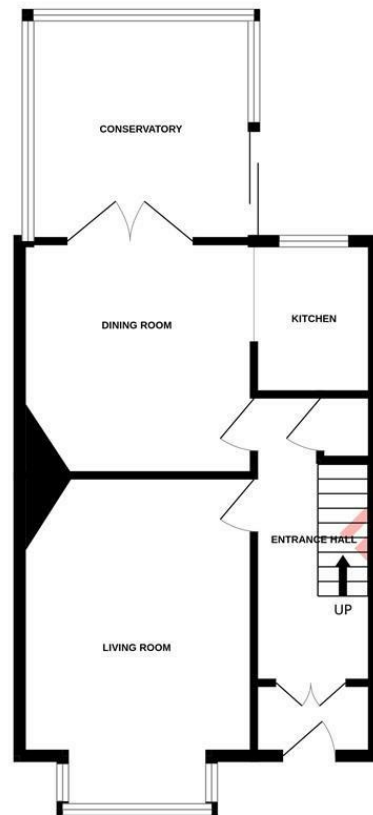
REAR GARDEN

Steps descending to a decked area providing the perfect space for dining and entertaining, level area of lawn, side gated access to the front of the property, fenced boundaries.

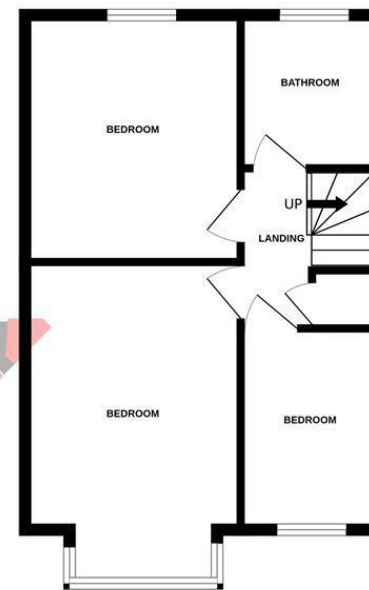
Council Tax Band: B



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		
(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		