



62, De Cham Road, St. Leonards-on-sea, TN37 6HF

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Price £335,000

PCM Estate Agents are proud to present to the market an opportunity to secure this deceptively SPACIOUS, FOUR BEDROOMED TERRACED TOWNHOUSE with GARAGE.

Accommodation is arranged over three floors comprising to the ground floor an entrance hall, DOWNSTAIRS WC, kitchen/ breakfast room, SEPARATE DINING ROOM/ BEDROOM FOUR, to the first floor there is access to a LARGE LIVING ROOM and a good sized double bedroom, and to the second floor are two further DOUBLE BEDROOMS and a family bathroom. The property benefits from having gas fired central heating, double glazing, ENCLOSED PRIVATE GARDEN and a GARAGE.

Conveniently located within easy reach of amenities within St Leonards including Warrior Square train station, also within reach of bus routes that provide access to Hastings town centre with its comprehensive range of shopping, sporting, recreational facilities, mainline railway station, seafront and promenade.

Please call the owners agents now to book your immediate viewing to avoid disappointment.

DOUBLE GLAZED FRONT DOOR

Leading to;

VESTIBULE

Further wooden partially glazed door opening onto;

ENTRANCE HALL

Wood laminate flooring, double radiator, under stairs storage cupboard, stairs to upper floor accommodation, further cupboard housing consumer unit and the gas meter, door to;

DOWNSTAIRS WC

Low level wc, wash hand basin with tiled splashbacks, coving to ceiling, double glazed window to front aspect.

KITCHEN-BREAKFAST ROOM

14'6" x 11'9" (4.42 x 3.58)

Ample space for dining table, coving to ceiling, double radiator, tile effect vinyl flooring, part tiled walls, fitted with a range of eye and base level cupboards and drawers with complimentary working surfaces over, four ring gas hob with extractor over and waist level gas double oven and grill, space and plumbing for washing machine, inset one drainer/ sink unit with mixer tap, double glazed window and door to rear aspect providing access and overlooking the pleasant garden.

BEDROOM

13'8 x 8'3 (4.17m x 2.51m)

Double Glazed Window to front aspect, radiator

FIRST FLOOR LANDING

Stairs rising to second floor, large cupboard, wall mounted thermostat control for gas fired central heating, door to;

LIVING ROOM

14'8" x 13'9" (4.47 x 4.19)

Coving to ceiling, television point, double radiator, combination of ceiling lights and wall lighting, double glazed window to front aspect.

BEDROOM

15'0" max x 12'0" max (4.57 max x 3.66 max)

Radiator, exposed wooden floorboards, coving to ceiling, double glazed window to rear aspect overlooking garden.

SECOND FLOOR LANDNG

Loft hatch providing access to loft space, airing cupboard housing immersion heater, further cupboard housing wall mounted Ideal boiler, large double storage cupboard with shelving.

BEDROOM

14'8" x 12'0" (4.47 x 3.66)

Coving to ceiling, radiator, double glazed window to rear aspect having pleasant views over neighbouring rooftops.

BEDROOM

14'4" x 8'4" (4.37 x 2.54)

Radiator, double glazed window to front aspect.

BATHROOM

Panelled bath with shower over bath and glass shower screen, contemporary style pedestal wash hand basin with matching low level wc, radiator, tiled walls, coving to ceiling, double glazed pattern glass window to front aspect.

REAR GARDEN

Private and enclosed rear garden with an area of lawn, well-planted and well-established with a variety of mature plans and shrubs, patio area, rear gated access, personal door to;

GARAGE

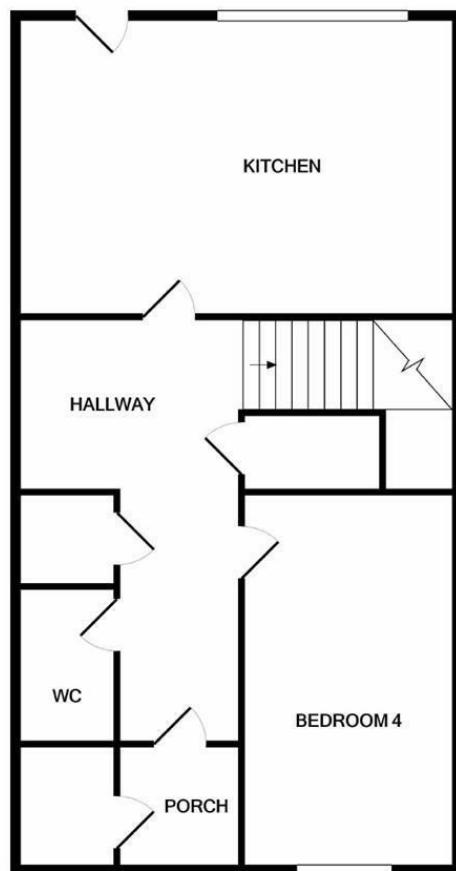
Up and over door.

FRONT GARDEN

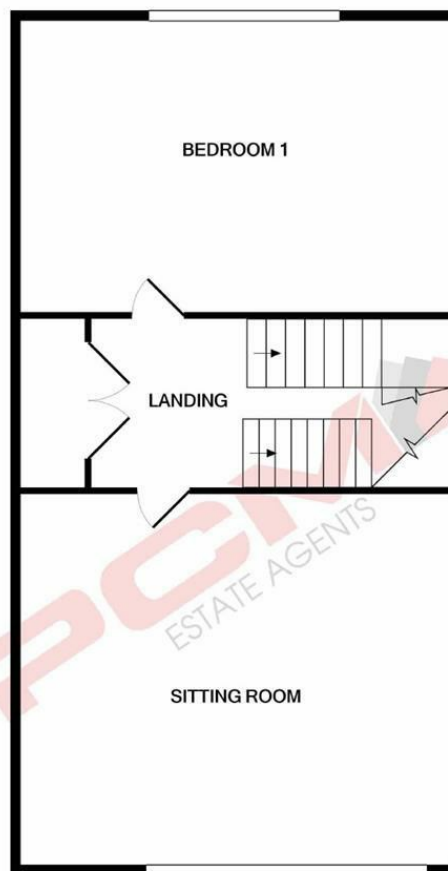
Steps down to front door, area of mature plants.

Council Tax Band: C

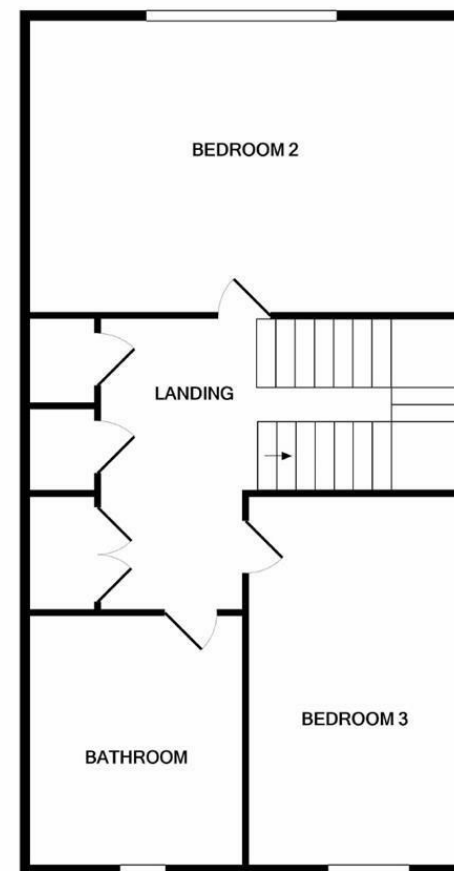




GROUND FLOOR



1ST FLOOR



2ND FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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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	

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.