



4, Forge Way, St. Leonards-On-Sea, TN37 7SZ

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Guide Price £280,000

****GUIDE PRICE £280,000 to £290,000****

PCM Estate Agents welcome to the market an exciting opportunity to acquire this MODERN END OF TERRACED TWO BEDROOM HOUSE, tucked away in a quiet location within the sought after Little Ridge region of St Leonards. the property has a DOUBLE DRIVEWAY and a WRAP AROUND GARDEN.

This home offers modern comforts including gas fired central heating, double glazing and ELECTRIC UNDERFLOOR HEATING to the lounge and kitchen. Accommodation is arranged over two floors comprising a welcoming entrance hall, DOWNSTAIRS WC, lounge, KITCHEN-DINING ROOM with views and access to the WRAP AROUND GARDEN, upstairs landing, TWO DOUBLE BEDROOMS and a bathroom. The GARDEN is a real feature, extending off the rear and wrapping around the side elevation of the property, with patio area to eat al-fresco and being surrounded by trees, offering a tranquil retreat to sit out and enjoy a quiet moment. The property backs onto a quiet track providing access to some lovely walks and area of woodland.

Conveniently positioned within easy reach of popular schooling establishments and amenities within Little Ridge. Viewing comes highly recommended, please call the owners agents now to book your viewing.

DOUBLE GLAZED FRONT DOOR

Opening into:

ENTRANCE HALL

Doors opening to:

DOWNSTAIRS WC

Dual flush low level wc, wall mounted wash hand basin with chrome mixer tap and tiled splashback, radiator, wood laminate flooring, double glazed opaque glass window to front aspect.

LOUNGE

16'3 into bay x 14'9 max narrowing to 10'11 (4.95m into bay x 4.50m max narrowing to 3.33m)

Wood laminate flooring with electric underfloor heating, coving to ceiling, radiator, television point, stairs rising to upper floor accommodation, double glazed bay window to front aspect.

KITCHEN-DINER

14'9 x 10'11 (4.50m x 3.33m)

Modern and built with a matching range of eye and base level cupboards and drawers with worksurfaces over, four ring gas hob with extractor over and oven below, inset drainer-sink unit with mixer tap, space for appliances including washing machine and dishwasher, integrated under counter fridge and separate freezer, space for dining table, down lights, wall mounted vertical radiator, wall mounted boiler, electric underfloor heating, double glazed door and two windows to rear aspect providing a pleasant outlook and access into the garden.

FIRST FLOOR LANDING

Loft hatch, storage cupboard, doors to:

BEDROOM

13'5 narrowing to 11'5 x 11'5 (4.09m narrowing to 3.48m x 3.48m)

Large cupboard over stairs, radiator, fitted wardrobe with mirrored sliding doors, two double glazed windows to front aspect.

BEDROOM

10'8 x 8'9 (3.25m x 2.67m)

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

BATHROOM

Panelled bath with mixer tap and shower over having rain style shower head and hand-held shower attachment, glass shower screen, pedestal wash hand basin, dual flush low level wc, heated towel rail, tiled walls, tiled flooring, double glazed window with opaque glass to rear aspect.

OUTSIDE - FRONT

Off road parking for two vehicles.

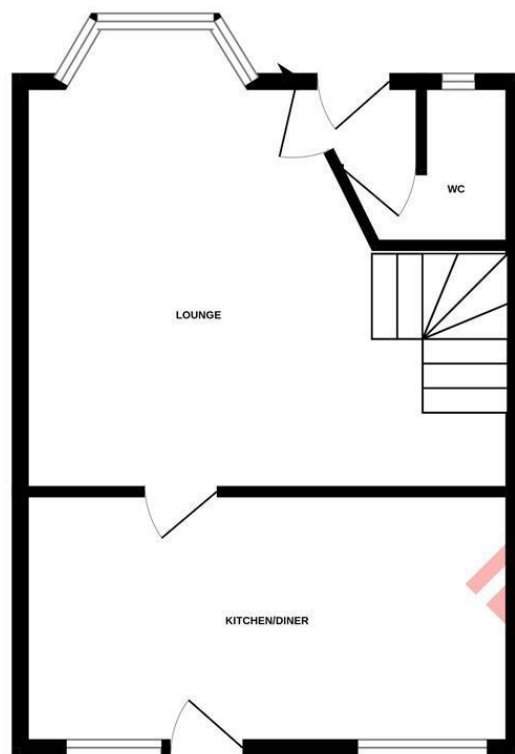
REAR GARDEN

Private and secluded surrounded by trees, with patio area to the side, area of lawn, wooden shed, gated access to front, gated access to an area of woodland at the rear.

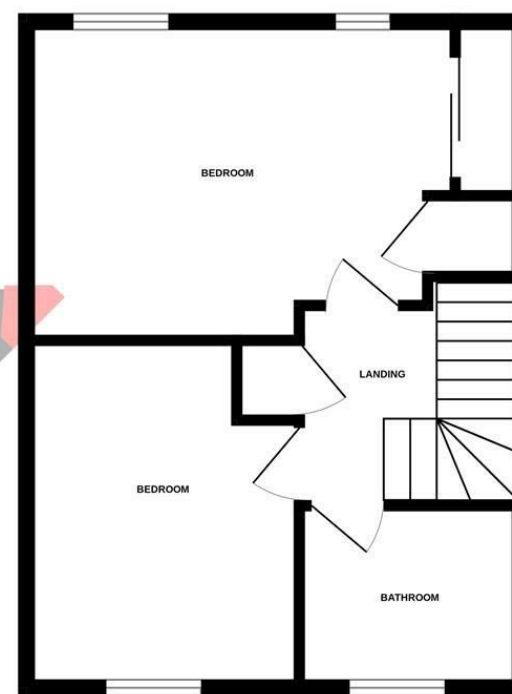
Council Tax Band: C



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		