







PCM
ESTATE AGENTS

40, Holmhurst Lane, St. Leonards-On-Sea, TN37 7LW

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Price £259,500

PCM Estate Agents are delighted to present to the market this well-presented and EXTENDED TWO BEDROOM END-TERRACED HOUSE, benefitting from an additional DINING/ OCCASIONAL ROOM and a GENEROUS REAR GARDEN.

The property offers spacious and versatile accommodation throughout comprising an entrance porch, hallway, LOUNGE with OPEN FIREPLACE, KITCHEN-DINER opening to an additional RECEPTION/ OCCASIONAL ROOM that is versatile and could be utilised as a home office, play room or separate dining room. To the first floor there are TWO DOUBLE BEDROOMS and a family bathroom. Externally the property boasts GARDENS TO THE FRONT AND REAR, the rear has been landscaped and provides multiple seating areas providing an ideal space for dining, entertaining and being able to enjoy the warmer months.

The property is tucked away towards the end of this highly sought-after and quiet cul-de-sac within St Leonards. Situated within easy reach of the Conquest Hospital and a range of local popular schools, making this the ideal family home.

Early viewing comes highly recommended to fully appreciate the space, versatility and position on offer. Please call PCM Estate Agents now to arrange your immediate viewing and avoid disappointment.

PRIVATE FRONT DOOR
Leading to:

ENTRANCE PORCH
Double glazed windows to front and side aspects, door to:

ENTRANCE HALL
Stairs rising to upper floor accommodation, radiator, door to:

LOUNGE
15'3" x 11'3" (4.65m x 3.43m)
Feature open fireplace, double glazed window to front aspect, radiator.

KITCHEN-BREAKFAST ROOM
14'1" x 8'4" (4.29m x 2.54m)
Comprising a range of eye and base level units with worksurfaces over, four ring electric hob with extractor above and oven below, space for fridge freezer, space and plumbing washing, space and plumbing for dishwasher, ample space for dining table and chairs, stainless steel inset sink with mixer tap, double glazed window to rear aspect, doorway to:

DINING/ OCCASIONAL ROOM
20'0" x 5'9" (6.10m x 1.75m)
Single storey extension providing an additional storage space, or could be used as an additional living space such as home office/ dining room, double glazed window to front aspect, door to rear aspect, built in storage cupboard, under stairs storage cupboard, radiator.

FIRST FLOOR LANDING
Loft hatch, double glazed window to side aspect, built in storage cupboard.

BEDROOM
15'1" x 8'3" (4.60m x 2.51m)
Double glazed window to front aspect enjoying pleasant far reaching sea views. radiator, built in storage cupboards.

BEDROOM
11'6" x 9'7" (3.51m x 2.92m)
Built in wardrobe with sliding mirrored doors, additional built in storage cupboards, double glazed window to rear aspect, radiator.

BATHROOM
Panelled bath with mixer tao and shower attachment, shower screen, wash hand basin, dual flush wc, ladder style radiator, tiled walls, double glazed obscured window to rear aspect.

OUTSIDE - FRONT
Enclosed with path leading to the front of the property, area of lawn, mature trees and shrubs, side access to the Occasional/ Dining Room.

REAR GARDEN
Private and secluded landscaped rear garden extending to a good size and featuring two patio areas, one of which is situated towards the tope end of the garden and is ideal for seating and entertaining. Sea views can also be enjoyed from the upper end of the garden and the garden also features a range of mature shrubs, plants and trees in addition to an area of lawn - in need of cultivation, storage shed and outside water tap.

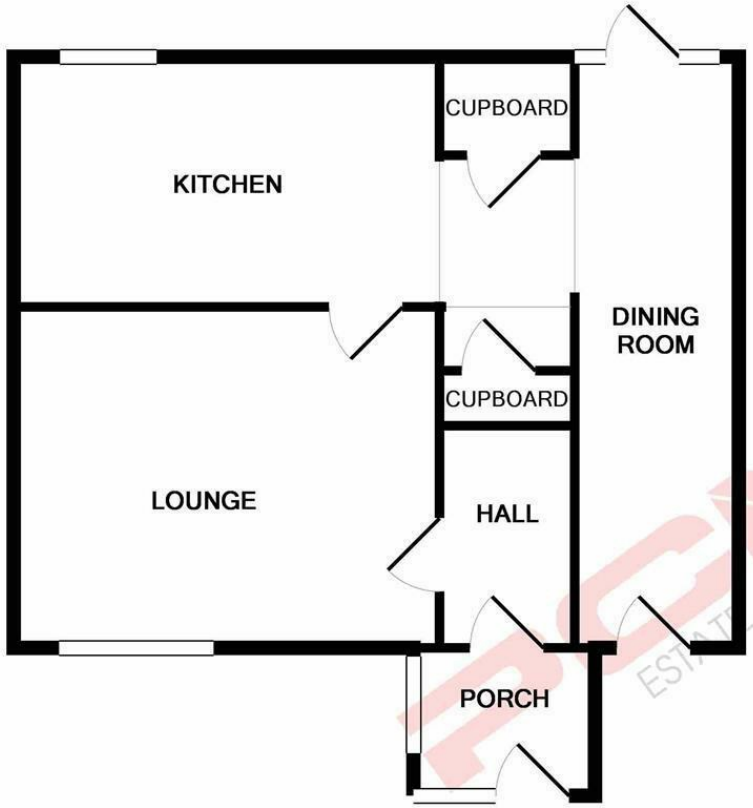
Council Tax Band: B



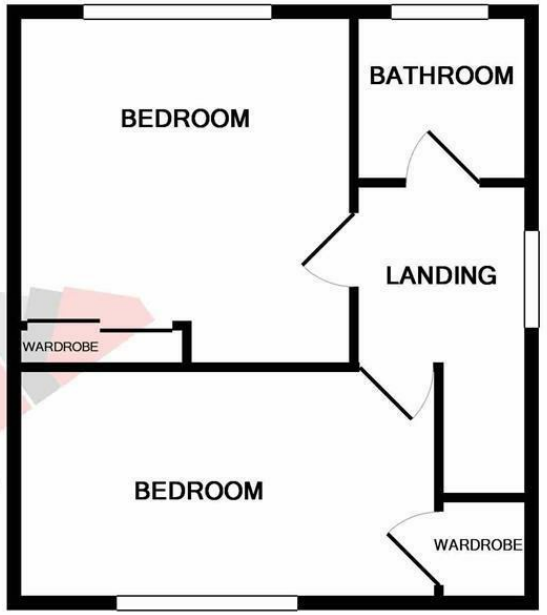






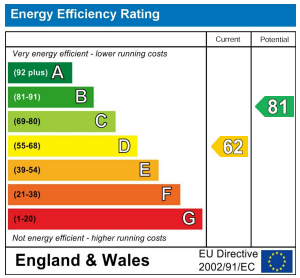


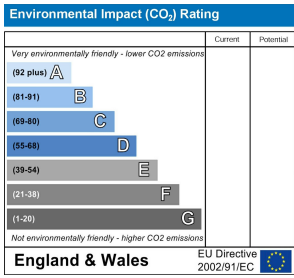
GROUND FLOOR



1ST 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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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.