



54, De Cham Road, St. Leonards-On-Sea, TN37 6HF

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Tel: 01424 839111

Price £325,000

PCM Estate Agents are delighted to present this CHAIN FREE, THREE BEDROOM TOWNHOUSE, ideally positioned on a sought-after road within St Leonards, having excellent access to local amenities, Warrior Square station, and the seafront. The property offers OFF ROAD PARKING, an INTEGRAL GARAGE and a PRIVATE REAR GARDEN.

While some MODERNISATION IS NEEDED, it presents a fantastic opportunity to create a home tailored to your style. The accommodation is arranged over three floors, includes a welcoming entrance hall. a KITCHEN-DINING ROOM with garden views and access, a FIRST FLOOR LIVING ROOM and BEDROOM, plus TWO FURTHER BEDROOMS and a family bathroom on the second floor. The property also benefits from gas central heating and double glazing.

With EXCELLENT POTENTIAL and a highly convenient location, this home is sure to appeal. Viewings are highly recommended, contact PCM Estate Agents today to arrange your appointment.

EXTERNAL PORCH

With storage and double glazed door opening to:

ENTRANCE HALL

Double radiator, picture rail, stairs rising to the first floor accommodation, doors to:

DOWNSTAIRS WC

Low level wc.

KITCHEN-DINING ROOM

15' x 12'1 (4.57m x 3.68m)

Part tiled walls, tile effect vinyl flooring, picture rail, double radiator, ample space for dining table, fitted with a matching range of eye and base level cupboards and drawers with worksurfaces over, cooker, inset drainer-sink unit, space and plumbing for washing machine and dishwasher and space for tall fridge freezer.

FIRST FLOOR LANDING

Stairs rising to the second floor, built in cupboard, doors to:

LOUNGE

14'8 x 13'8 (4.47m x 4.17m)

Coving to ceiling, double radiator, double glazed window to front aspect.

BEDROOM

14' x 7'9 (4.27m x 2.36m)

Coving to ceiling, radiator, double glazed window to rear aspect with views over the garden.

SECOND FLOOR LANDING

Loft hatch, large double cupboard with hanging rails, airing cupboard with immersion heater, further cupboard housing the boiler and offering additional storage space, doors to:

BEDROOM

14'9 x 12' (4.50m x 3.66m)

Radiator, double glazed window to rear aspect with far reaching views over St Leonards.

BEDROOM

14'1 x 8'5 (4.29m x 2.57m)

Radiator, double glazed window to front aspect.

BATHROOM

Panelled bath with mixer tap and electric shower over, glass shower screen, pedestal wash hand basin, low level wc, heated towel rail, tiled walls, double glazed obscured glass window to front aspect.

REAR GARDEN

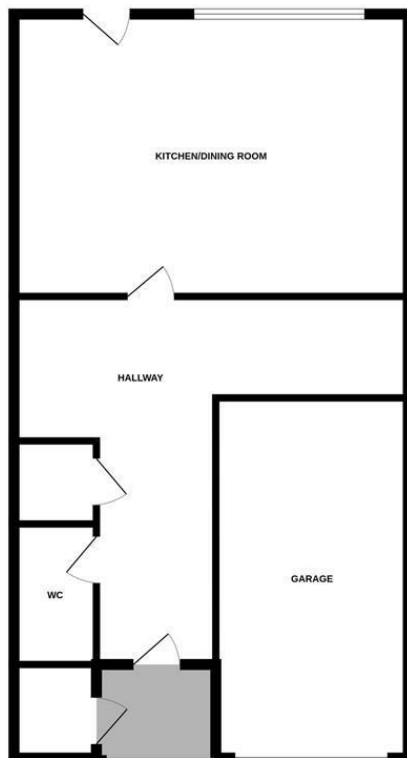
Mainly laid to lawn.

GARAGE

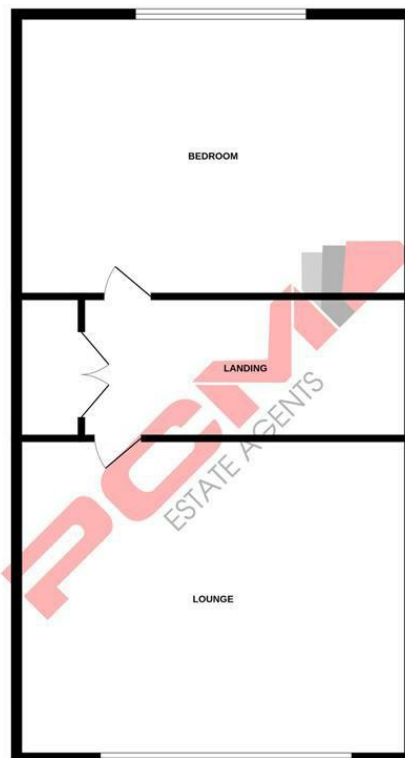
Up and over door, space for parking in front of garage.



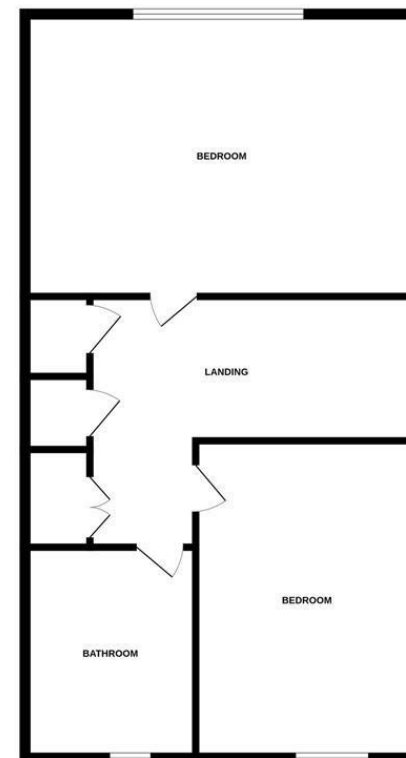
GROUND FLOOR



1ST FLOOR



2ND 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	