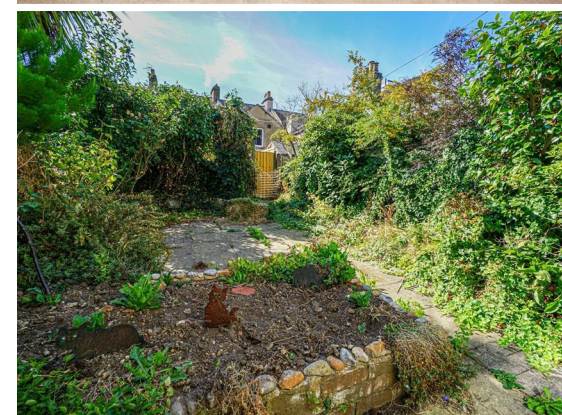




ESTATE AGENTS

8, Upper South Road, St. Leonards-On-Sea, TN37 6SG

Web: www.pcmestateagents.co.uk
Tel: 01424 839111

Price £240,000

PCM Estate Agents are delighted to present to the market an opportunity to secure this TWO DOUBLE BEDROOM MID-TERRACED HOUSE, situated in the highly sought-after Bohemia Quarter of St Leonards, within easy reach of local schooling and Hastings town centre.

Accommodation comprises a hallway, OPEN PLAN LOUNGE-DINER, kitchen and SEPARATE UTILITY, DOWNSTAIRS WC, upstairs landing, TWO BEDROOMS and a family bathroom with bath and separate shower. To the rear of the property is a paved and walled GARDEN, enjoying lots of summer sun.

Please contact the owners agents now to avoid disappointment.

WOODEN FRONT DOOR

With frosted insert leading to:

HALLWAY

Laminate flooring, radiator, original features, under stairs storage, cupboard housing the consumer unit, wooden and glass door providing access to the open plan lounge-diner.

LOUNGE AREA

11'8 max x 11'5 max (3.56m max x 3.48m max)
Feature fireplace, radiator, coving to ceiling, skirting boards, double glazed window to front aspect, archway to:

DINING AREA

11'1 max x 9'8 max (3.38m max x 2.95m max)
Double glazed window to rear aspect overlooking the utility room, coving to ceiling, skirting boards, radiator, serving hatch to kitchen.

KITCHEN

13'2 x 8'4 (4.01m x 2.54m)
Vinyl flooring, skirting boards, coving to ceiling, eye and base level cupboards, part tiled splashback, sink with drainer unit, double oven and four ring gas hob with extractor over, further extractor fan, window overlooking the utility area, double glazed window to rear aspect overlooking the garden.

UTILITY AREA

10'6 max x 5'2 max (3.20m max x 1.57m max)
Vinyl flooring, part tiled surround, wall mounted boiler, cupboards, stainless steel sink, skylight, door to garden, access to:

SEPARATE WC

2'6 x 2'1 (0.76m x 0.64m)
Low level wc, frosted window to rear aspect.

FIRST FLOOR LANDING

Double glazed frosted window to side aspect, storage cupboard, loft access, skirting board, coving to ceiling, radiator, doors to:

BEDROOM

15'2 max x 11'6 max (4.62m max x 3.51m max)
Coving to ceiling, skirting board, radiator, double glazed window to front aspect.

BEDROOM

11'1 x 9'9 max (3.38m x 2.97m max)
Coving to ceiling, skirting boards, radiator, built in storage, double glazed window to rear aspect overlooking the garden.

BATHROOM

10'2 x 8'3 (3.10m x 2.51m)
Vinyl flooring, separate shower cubicle with tiled surround, panelled bath, pedestal wash hand basin, wc, heated towel rail, part tiled surround, radiator, extractor fan, frosted double glazed window to rear aspect.

OUTSIDE - FRONT

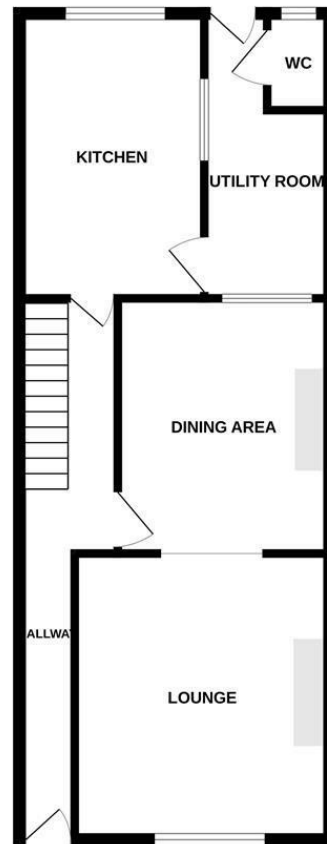
Tiled path and a small garden area with raised flowerbed.

REAR GARDEN

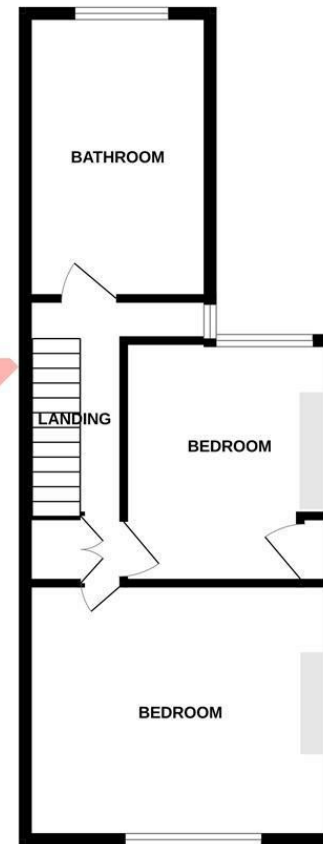
Paved area with walled surround, gated rear access, flowerbeds.



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.
Made with Metropix C2026

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	