



ESTATE AGENTS

**8, Caple Gardens, St. Leonards-On-Sea, TN38
0LW**

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

Price £695,000

PCM Estate Agents are delighted to present to the market an opportunity to secure this SUBSTANTIAL 1920's THREE STOREY FIVE DOUBLE BEDROOMED SEMI-DETACHED FAMILY HOME tucked away in a quiet location in Albany Road, within BURTON ST LEONARDS.

The property offers exceptionally well-presented FAMILY ACCOMMODATION over three floors comprising a vestibule, entrance hall, 17ft living room, 14ft SEPARATE DINING ROOM, a GOOD SIZED KITCHEN-BREAKFAST ROOM in addition to a ground floor wc/ utility. On the first floor there are THREE LARGE DOUBLE BEDROOMS and a family bathroom, whilst to the second floor are TWO FURTHER LARGE DOUBLE BEDROOMS in addition to a MODERN SHOWER ROOM.

The property has a LARGE ENCLOSED FRONT GARDEN with OFF ROAD PARKING for multiple vehicles and a GOOD SIZED REAR GARDEN. There are benefits including gas fired central heating, double glazing and AMPLE STORAGE SPACE.

The property was built in the 1920's, formerly in the grounds of Caple Ne Ferne which was a grade II listed building built in 1879 for Major Robert Tubbs, a retired army officer. There are four properties located in Caple Gardens and are believed to originally have been built for staff that serviced Caple Ne Ferne.

Conveniently located within easy reach of central St Leonards with its vibrant and eclectic range of independent shops and eateries, as well as the seafront, promenade and Warrior Square train station. Please call the owners agents now to book your viewing to avoid disappointment.

CANOPIED PORCH

With double glazed door opening to;

VESTIBULE

Original stone flooring, double glazed window to side aspect, further wooden partially glazed door with wood panelling either side opening to an impressive entrance hall, stairs rising to upper floor accommodation, telephone point, double glazed window to front aspect, cupboard for storage space, radiator.

LIVING ROOM

17' x 14'7 into bay (5.18m x 4.45m into bay)

Approximate ceiling height 9', wood laminate flooring, picture rail, radiator, television point, fireplace, double glazed bay window and further double glazed window to side and front aspects overlooking the front garden.

DINING ROOM

14'5 x 13'3 (4.39m x 4.04m)

Approximate ceiling height 9', radiator, picture rail, serving hatch through to kitchen, built in storage, double glazed window to side aspect providing a pleasant outlook over the side garden.

KITCHEN-BREAKFAST ROOM

17'2 max x 12'8 max narrowing to 10'52 (5.23m max x 3.86m max narrowing to 3.05m)

Approximate ceiling height 9', fitted with a matching range of eye and base level cupboards and drawers with complimentary worksurfaces over, space for cooker with extractor over, inset one ½ bowl drainer-sink unit with mixer spray tap, space and plumbing for washing machine and under counter fridge freezer, ample space for breakfast table, radiator, wood laminate flooring, part tiled walls, walk in larder cupboard, door opening to rear lobby, double glazed window to rear aspect with pleasant views over the garden and further Velux style window.

REAR LOBBY

Access to large storage cupboard, double glazed door opening to garden, door to;

UTILITY/ WC

11'5 x 5'8 (3.48m x 1.73m)

Radiator, part tiled walls, wall mounted boiler, space and plumbing for washing machine, low level wc, pedestal wash hand basin, double glazed obscured glass window to rear aspect.

FIRST FLOOR LANDING

Stairs rising to the second floor, radiator, door to;

BEDROOM ONE

16'8 max x 14'3 (5.08m max x 4.34m)

Approximate ceiling height 9', cornicing, fireplace, radiator, double glazed window to front aspect having views over the front garden.

BEDROOM TWO

15'1 x 13' (4.60m x 3.96m)

Approximate ceiling height 9', wood laminate flooring, picture rail, radiator, double glazed window to side aspect.

BEDROOM THREE

13'1 max x 11'4 max (3.99m max x 3.45m max)

Approximate ceiling height 9', picture rail, radiator, recessed shelving with storage cupboards over, two double glazed windows to rear aspect with views onto the rear garden.

FAMILY BATHROOM

Approximate ceiling height 9', roll top Victorian style bathtub with mixer tap and shower attachment, contemporary style low level wc with matching pedestal wash hand basin, tiled walls, chrome ladder style heated towel rail, tile effect laminate flooring, double glazed window with obscured glass to front aspect.

SECOND FLOOR LANDING

Velux style window to front aspect, large storage cupboard, door to;

BEDROOM FOUR

17'1 x 12'7 (5.21m x 3.84m)

Approximate ceiling height 9', radiator, double glazed windows to side aspect.

BEDROOM FIVE

12'8 x 9'6 (3.86m x 2.90m)

Approximate ceiling height 9', radiator, two double glazed windows to rear aspect.

SHOWER ROOM

Modern with a large walk in shower enclosure, electric shower, tiled with glass shower screen, contemporary style low level wc with matching pedestal wash hand basin, chrome ladder style heated towel rail, tiled walls, tile effect laminate flooring, loft hatch providing access to loft space, double glazed obscured glass window to side aspect.

FRONT GARDEN

Enclosed and laid to lawn with pathway to the property, off road parking for multiple vehicles, combination of hedged and walled fenced boundaries, planted with a variety of shrubs and plants.

REAR/ SIDE GARDEN

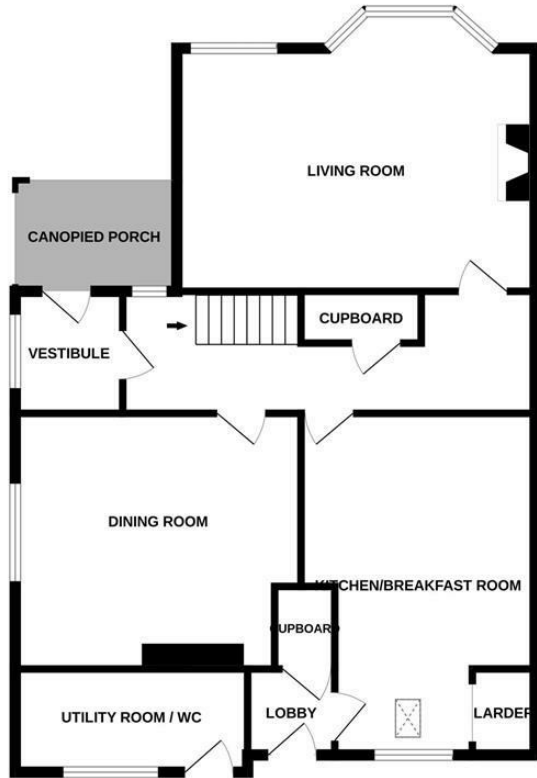
Gated access to front garden, walled with section of lawn and a canopied decked patio area, raised and walled planting beds, relatively level and family friendly.



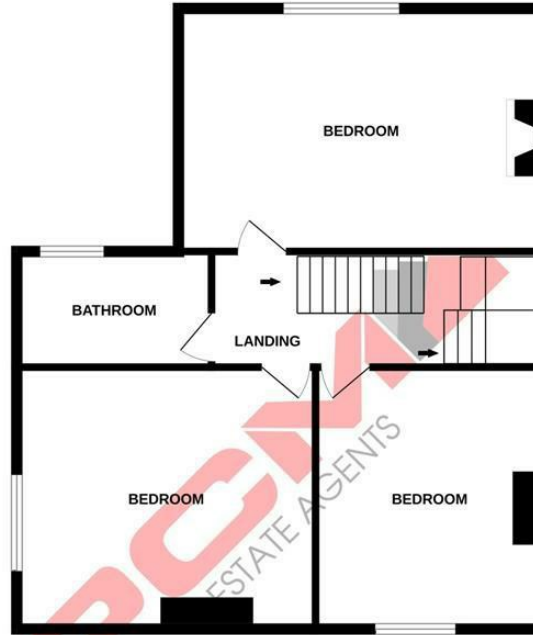




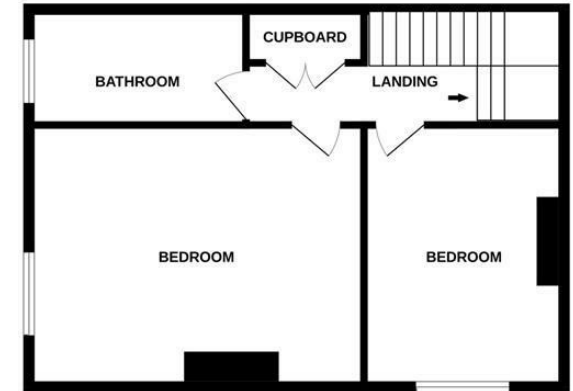
GROUND FLOOR



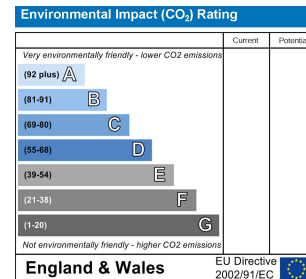
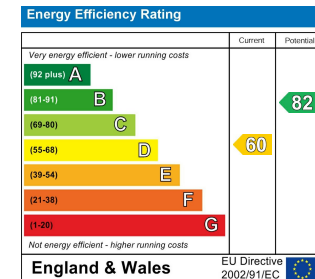
1ST FLOOR



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.
Made with Metropix ©2023



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.