



ESTATE AGENTS

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Offers In Excess Of £250,000

PCM Estate Agents are delighted to present to the market an opportunity to secure this OLDER STYLE END OF TERRACED THREE BEDROOM HOUSE being sold CHAIN FREE and with modern comforts including gas fired central heating and double glazed windows.

Offering accommodation arranged over two floors comprising a spacious entrance hall with stairs rising to the upper floor accommodation, LIVING ROOM with EXPOSED BRICK FIREPLACE and BAY WINDOW, OPEN PLAN KITCHEN-DINER and a ground floor bathroom. Upstairs there are THREE GOOD SIZED BEDROOMS in addition to a separate WC, all located off of the spacious landing.

Located on a stretch of road close to Ravenside Retail Park, bus routes and Bulverhythe Recreation Ground as well as being within easy reach of the seafront and a number of popular schooling establishments.

This property must be viewed to fully appreciate the overall space and position on offer.

WOODEN PARTIALLY GLAZED FRONT DOOR

Opening to:

ENTRANCE HALL

Exposed wooden floorboards, telephone point, stairs rising to upper floor accommodation, under stairs storage cupboard, coving to ceiling, dado rail.

LIVING ROOM

16' into bay x 13' (4.88m into bay x 3.96m)

Exposed brick fireplace with tiled hearth, television point, radiator, double glazed bay window to front aspect.

DINING ROOM

13'1 x 11' (3.99m x 3.35m)

Exposed wooden floorboards, fireplace, coving to ceiling, picture rail, radiator, double glazed window to rear aspect, open plan to:

KITCHEN

9'3 x 8'8 (2.82m x 2.64m)

Part tiled walls, fitted with a matching range of eye and base level cupboards

and drawers with worksurfaces over, electric hob with oven below and extractor over, space for tall fridge freezer, space and plumbing for washing machine, inset one & ½ bowl drainer-sink unit with mixer tap, double glazed window to side aspect, door opening to side aspect.

DOWNSTAIRS BATHROOM

Bath with mixer tap and shower attachment, low level wc, pedestal wash hand basin, part tiled walls, double radiator, coving to ceiling, double glazed window to rear aspect.

HALF LANDING

Space for desk, double glazed window to side aspect, further stairs to:

FIRST FLOOR LANDING

Coving to ceiling, loft hatch providing access to loft space, dado rail.

BEDROOM ONE

13'1 x 11'2 (3.99m x 3.40m)

Feature panelled walls, fireplace, picture rail, double glazed window to front aspect.

BEDROOM TWO

9'7 x 8'4 (2.92m x 2.54m)

Built in wardrobes, radiator, coving to ceiling, double glazed window to rear aspect having views of the sea.

BEDROOM THREE

11'9 x 8'9 (3.58m x 2.67m)

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

WC

Dual flush low level wc, double glazed window to side aspect.

REAR GARDEN

Private and low-maintenance with artificial lawn, planting beds, gated access to front.

Council Tax Band: B





Whilst every attempt has been made to ensure the accuracy of the floorplans 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
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		51	
(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
(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	