



ESTATE AGENTS

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Offers In The Region Of £390,000

PCM Estate Agents are delighted to offer to the market this spacious THREE/ FOUR BEDROOM EXTENDED DETACHED HOUSE with PRIVATE AND SECLUDED GARDEN and AMPLE OFF ROAD PARKING. Located in this sought-after region of St Leonards, within easy reach of a range of local schooling facilities.

Offering spacious and VERSATILE ACCOMODATION over two floors comprising an entrance hallway, lounge, SEPARATE DINING ROOM, kitchen, DOWNSTAIRS WC, an extension which forms a UTILITY ROOM which could be considered ideal as an additional sitting room and provides access via a loft ladder to a further OCCASIONAL ROOM. The first floor accommodation comprises THREE DOUBLE BEDROOMS and a family bathroom. Externally the property boasts a PRIVATE AND SECLUDED REAR GARDEN considered FAMILY FRIENDLY, whilst to the front there is OFF ROAD PARKING for multiple vehicles.

This DETACHED HOUSE is considered an IDEAL FAMILY HOME. Please call now to arrange your immediate viewing to avoid disappointment.

PRIVATE FRONT DOOR

Leading to:

ENTRANCE HALLWAY

Spacious with stairs rising to the first floor accommodation, under stairs storage area and cupboards, radiator, wall mounted thermostat control.

LOUNGE

13'11 max x 11'10 max (4.24m max x 3.61m max)

Double glazed bay window to rear aspect enjoying a pleasant outlook over the garden, double glazed windows to both side aspects, radiator.

DINING ROOM

11'6 x 10'2 (3.51m x 3.10m)

Double glazed windows to front and side aspects, radiator.

KITCHEN

11'5 max x 10' max (3.48m max x 3.05m max)

Comprising a range of eye and base level units with worksurfaces over, four ring electric hob with extractor above, integrated oven and grill, inset sink with

mixer tap, space for fridge freezer, space and plumbing for dishwasher, double glazed window to rear aspect overlooking the garden, door to:

UTILITY/ RECEPTION ROOM

12'8 x 10'6 (3.86m x 3.20m)

Currently used as a spacious utility room with worksurfaces, storage cupboards, space and plumbing for washing machine, space for tumble dryer, feature log burner, double glazed French doors to rear aspect leading to the garden, double glazed window to front aspect and a loft hatch leading to an occasional room above. This room could also be utilised as a fourth bedroom.

OCCASIONAL ROOM

13" x 12'2 approx (3.96m' x 3.71m approx)

Accessed via the utility room via a pull down loft ladder. Spacious and currently divided into two separate rooms measuring approximately 13'11 x 12'2, with double glazed windows to front and rear aspects. This room is considered ideal for additional living/ storage space.

DOWNSTAIRS WC

Dual flush wc, wash hand basin, radiator.

FIRST FLOOR LANDING

Storage cupboard, loft hatch.

BEDROOM

14' x 10'10 (4.27m x 3.30m)

Double glazed window to rear aspect, radiator.

BEDROOM

10'9 x 8'10 (3.28m x 2.69m)

Built in wardrobes, separate built in storage cupboard, double glazed window to front aspect, radiator.

BEDROOM

11'7 x 10'3 (3.53m x 3.12m)

Double glazed windows to front and side aspects, radiator.

BATHROOM

6'7 x 6'7 (2.01m x 2.01m)

P shaped panelled bath with mixer tap and shower attachment, shower screen, dual flush wc, wash hand basin, radiator, extractor fan, pat tiled walls.

REAR GARDEN

The property enjoys a private and secluded garden which features a decked area ideal for seating and entertaining leading to a large area of lawn, there is also a pond, a brick built storage room towards the end of the garden and a store room which houses the gas fired boiler.

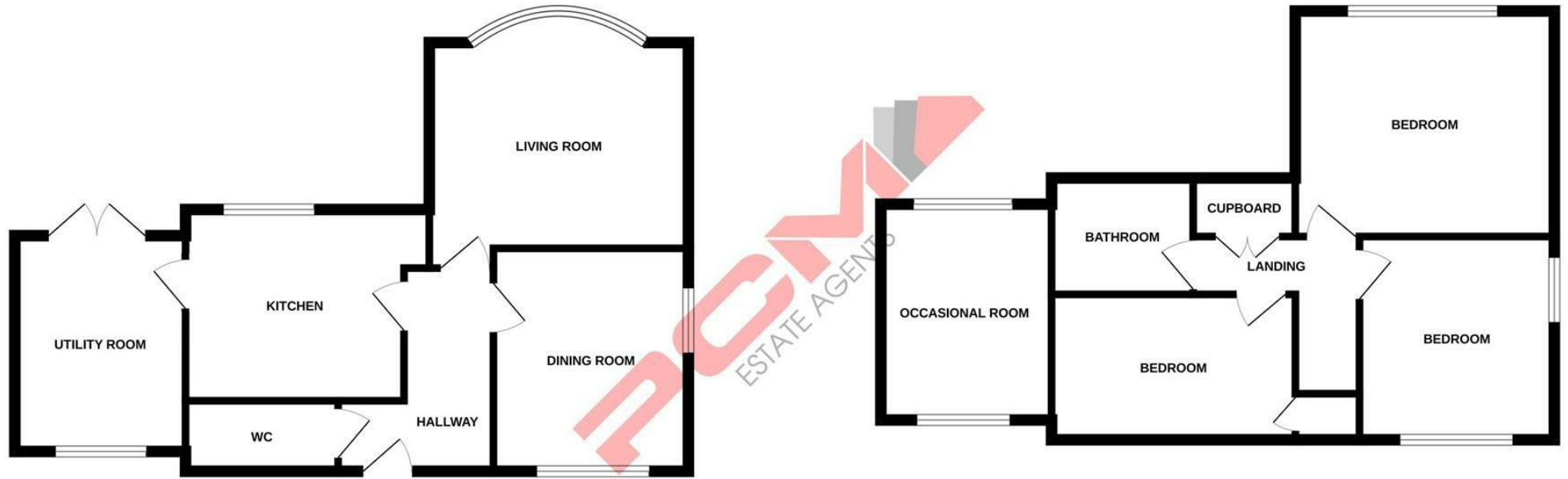




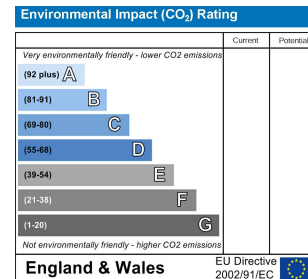
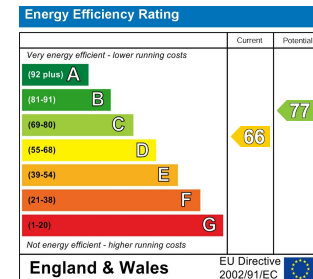


GROUND FLOOR

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.
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