



ESTATE AGENTS

40, Vale Road, St Leonards-on-sea, TN37 6PS

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Price £415,000

PCM Estate Agents are delighted to present to the market an opportunity to secure this VICTORIAN ATTRACTIVE BAY FRONTED, FOUR BEDROOM, SEMI-DETACHED HOUSE located on this incredibly sought-after and commanding road within the Silverhill region of St Leonards.

This VICTORIAN FAMILY HOME offers VERSATILE and well-proportioned accommodation arranged over two floors comprising an INVITING VESTIBULE opening onto a spacious entrance hall with AMPLE STORAGE, A BAY FRONTED LIVING ROOM, separate DINING ROOM and a BREAKFAST ROOM that connects to a kitchen and a ground floor SHOWER ROOM. In addition, upstairs there are FOUR GOOD SIZED BEDROOMS and a main family bathroom all located off the landing.

To the front of the property there is a driveway providing OFF ROAD PARKING and to the rear is an EXPANSIVE GARDEN laid to lawn with a patio seating area and sympathetically landscaped with a LUSH LAWN, LARGE DECKED PATIO and planted borders. The property also has modern comforts to include gas fired central heating and double glazing.

The property is located close to local amenities, popular schooling establishments and Alexandra Park. The property must be viewed to fully appreciate the overall space and position on offer. Please call the owners agents now.

DOUBLE GLAZED FRONT DOOR

Opening to:

IMPRESIVE SPACIOUS VESTIBULE

Original tiled flooring, dado rail, cornicing, sash window to side aspect, further wooden partially glazed door opening to:

ENTRANCE HALL

Spacious with stairs rising to the first floor accommodation, under stairs storage cupboard, telephone points, radiator, cornicing doors opening to:

LIVING ROOM

13'4 into bay x 12' (4.06m into bay x 3.66m)

High ceilings with cornicing, picture rail, period fireplace, double radiator, television point, double glazed bay window to front aspect.

SEPARATE DINING ROOM

12'9 x 11'6 (3.89m x 3.51m)

High cornicing with picture rail, stone fireplace with inset gas living flame fire, double glazed French doors to rear allowing for a pleasant outlook and access onto the garden.

BREAKFAST ROOM

13'4 x 9' (4.06m x 2.74m)

Tile effect laminate flooring, radiator, fireplace, sash window to side aspect, door opening to kitchen and door to downstairs shower room.

KITCHEN

13'2 x 9'8 (4.01m x 2.95m)

Built with a range of eye and base level cupboards and drawers with worksurfaces over, part tiled walls, tile effect laminate flooring, inset down lights, freestanding five ring range style cooker with oven and grill, fitted cooker hood over, inset resin one & ½ bowl drainer-sink with mixer tap, space for tall fridge freezer, space and plumbing for washing machine and dishwasher, triple aspect room with double glazed windows to both side and rear elevations with views onto the garden, double glazed door opening to the side elevation providing access to garden.

SHOWER ROOM

Walk in shower enclosure with electric shower, dual flush low level wc, wash hand basin, part tiled walls, tile effect laminate flooring, sash window with pattern glass to side aspect.

FIRST FLOOR LANDING

Loft hatch providing access to loft space, access to all four bedrooms and bathroom.

BEDROOM ONE

15'8 into bay x 13'1 (4.78m into bay x 3.99m)

High ceilings with cornicing and picture rail, double radiator, period fireplace, double glazed bay window to front aspect.

BEDROOM TWO

13' x 11'7 (3.96m x 3.53m)

High ceiling with picture rail, period fireplace, double radiator, double glazed window to rear aspect with views onto the garden.

BEDROOM THREE

10'8 x 9'6 (3.25m x 2.90m)

Period fireplace, double radiator, high ceilings, double glazed window to rear aspect.

BEDROOM FOUR

9'1 x 8' (2.77m x 2.44m)

Double radiator, high ceilings, double glazed window to front aspect.

BATHROOM

Panelled bath with Victorian style mixer tap and shower attachment, low level wc, pedestal wash hand basin, part tiled walls, radiator, sash window to side aspect.

OUTSIDE - FRONT

Driveway providing off road parking, path leading to front door.

REAR GARDEN

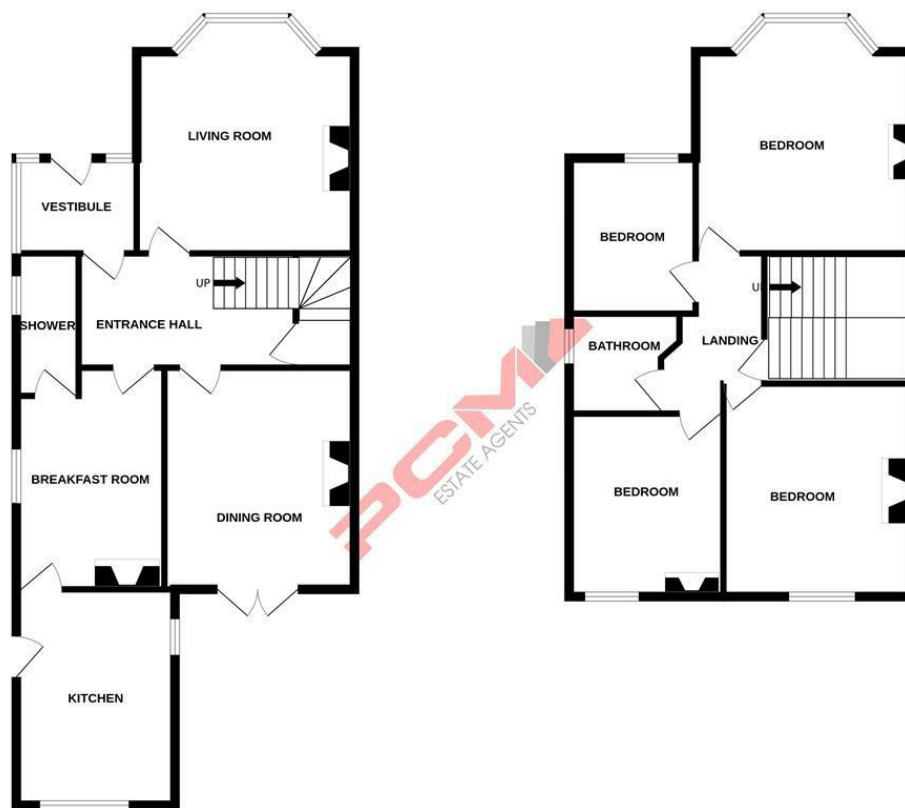
Concrete patio abutting the property and opening up onto a pathway leading down the side elevation, section of lawn, wooden shed/ workshop and greenhouse. The garden is in two sections, with a further section of garden accessed via a further gate and fenced off with a pond and a decked patio for entertaining. There are a range of planted borders with a range of flowers and plant, outside water tap, outside power points and gated side access to front.

Council Tax Band: C



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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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			75
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		49	
(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	