

168, Old Church Road, St. Leonards-On-Sea, TN38 9HD

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Offers In Excess Of £275,000

PCM Estate Agents are delighted to present to the market an opportunity to secure this well-presented and well-proportioned RED BRICK, BAY FRONTED, TWO DOUBLE BEDROOMED VICTORIAN HOUSE, located on this sought-after road within St Leonards, close to bus routes and nearby local amenities.

The property offers modern comforts including gas fired central heating and double glazing, and a beautifully landscaped and well-established garden. Accommodation is arranged over two floors and comprises a vestibule onto entrance hall, LOUNGE with FIREPLACE and BAY FRONTED WINDOW, separate DINING ROOM, good sized KITCHEN-BREAKFAST ROOM with access onto the garden, first floor landing, TWO DOUBLE BEDROOMS, bathroom and a SEPARATE WC.

Viewing comes highly recommended, please call the owners agents now to book your viewing to avoid disappointment.

PRIVATE FRONT DOOR

Opening to:

VESTIBULE

Wood effect vinyl flooring, dado rail,. further wooden partially glazed door opening to:

ENTRANCE HALL

Stairs rising to upper floor accommodation, radiator, under stairs storage, door opening to:

LIVING ROOM

15'2 into bay x 12'6 (4.62m into bay x 3.81m)

Exposed wooden floorboards, fireplace, picture rail, radiator, telephone point, storage into chimney alcove, double glazed bay window to front aspect, archway through to:

DINING ROOM

13'5 x 10'9 (4.09m x 3.28m)

Exposed wooden floorboards, picture rail, fireplace, radiator, double glazed window to rear aspect with pleasant views onto the garden.

KITCHEN-BREAKFAST ROOM

16'6 x 10' (5.03m x 3.05m)

Built with a matching range of eye and base level cupboards and drawers with

worksurfaces over, four ring electric hob with cooker hood over, inset drainer-sink unit with mixer tap, space for tall fridge freezer, space and plumbing for washing machine, boiler, double glazed window to side aspect, double glazed sliding doors to rear aspect allowing access and a pleasant view over the garden, further double glazed door opening to side aspect.

FIRST FLOOR LANDING

Loft hatch providing access to loft space, wood effect vinyl flooring.

BEDROOM ONE

16'6 x 15'6 into bay narrowing to 13'7 (5.03m x 4.72m into bay narrowing to 4.14m)

Exposed wooden floorboards, radiator, fireplace, built in original cupboard, double glazed bay window to front aspect, further double glazed window to front aspect.

BEDROOM TWO

13' x 10'7 (3.96m x 3.23m)

Double glazed window to rear aspect.

BATHROOM

Panelled bath with electric shower over, pedestal wash hand basin, tiled splashback, chrome mixer tap, radiator, wood effect vinyl flooring, storage cupboard, part tiled walls, double glazed window to rear aspect with views down the garden.

SEPARATE WC

Dual flush low level wc, wood effect vinyl flooring, radiator, part tiled walls, double glazed window to side aspect.

OUTSIDE - FRONT

Occupying an elevated position set back from the road with a few steps up and hand-rail to front door. The front garden is laid with bark chippings and some shrubs.

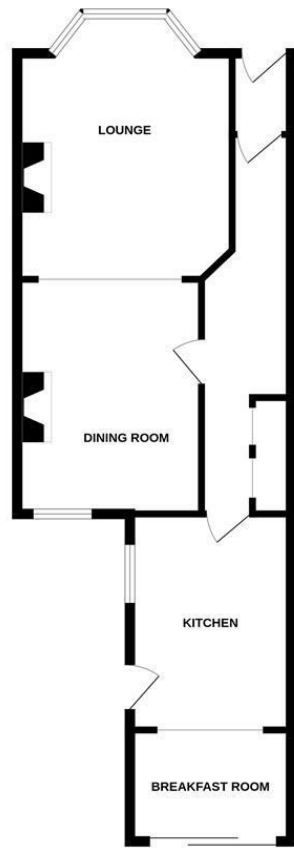
REAR GARDEN

A delightful feature and mainly laid to lawn, well established with a variety of mature plants and shrubs, patio abutting the property and wrapping round the side elevation providing ample outside space to sit out and enjoy, fenced boundaries, plastic shed, right of way access via neighbouring properties for garden waste and collection.

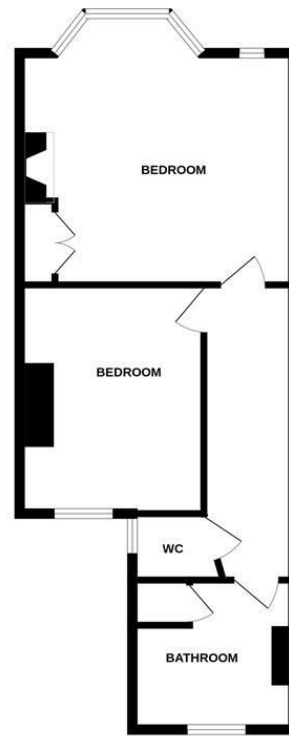
Council Tax Band: B



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			78
(81-91) B			
(69-80) C			
(55-68) D		66	
(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			78
(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	