



ESTATE AGENTS

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Guide Price £400,000

*** GUIDE PRICE £400,000 TO £425,000 ***

A RARE OPPORTUNITY has arisen to acquire this deceptively spacious FIVE BEDROOMED SEMI-DETACHED HOUSE offering well-presented and EXTENDED ACCOMODATION throughout, having formerly been a doctors surgery.

Inside, the accommodation is spacious throughout and extremely versatile with the first floor currently being used as an annexe. The overall accommodation comprises a GENEROUS LIVING ROOM and separate KITCHEN-DINER, both of which are incredibly spacious and attractive rooms with SKY LANTERNS. This floor also benefits from THREE DOUBLE BEDROOMS and a LUXURY BATHROOM SUITE, in addition to a UTILITY ROOM. To the first floor is considered ideal for annexe/ teenager accommodation with a LIVING ROOM/ BEDROOM, further bedroom, kitchen and SHOWER ROOM.

Externally the property occupies a GENEROUS PLOT with LARGE REAR GARDEN which is considered family friendly and ideal for seating and entertaining. To the front there is a driveway offering AMPLE PARKING for multiple vehicles accessed via PRIVATE GATES.

Located in this sought-after region of St Leonards, within easy reach of a range of local schooling facilities in addition to both Hastings town centre and Battle.

If you are looking for a EXTREMELY SPACIOUS OLDER STYLE HOME which offers versatile accommodation for families, look no further and call PCM Estate Agents now to arrange your immediate viewing to avoid disappointment.

DOUBLE GLAZED FRONT DOOR

Opening to:

ENTRANCE HALL

Stairs rising to upper floor accommodation, wood laminate flooring, radiator, door to:

INNER HALLWAY

Under stairs storage cupboard, wood laminate flooring, radiator, opening to:

LIVING ROOM

20'5 x 12'5 (6.22m x 3.78m)

Continuation of the wood laminate flooring, radiator, sky lantern, ceiling lighting, double glazed French doors opening to garden, partially open plan to:

KITCHEN-DINING ROOM

19'7 max x 13'9 max (5.97m max x 4.19m max)

Continuation of the wood laminate flooring, fitted with a matching range of eye and base level cupboards and drawers fitted with soft close hinges and having solid wood worktops over, electric freestanding Leisure Range cooker (incorporated in the sale) with oven grill and plate warmer, inset resin one & ½ bowl drainer-sink unit with mixer tap, integrated dishwasher, under counter fridge, part tiled walls, inset down lights, sky ceiling lantern, wall mounted digital control for gas fired central heating, radiator, double opening doors to side lobby and door to utility.

SIDE LOBBY

Inset down lights, space for hanging coats and storing shoes, double glazed doors to side aspect opening to the car port.

UTILITY

11'9 x 5'4 (3.58m x 1.63m)

Space and plumbing for washing machine and tumble dryer, space for tall fridge freezer, continuation of the wood laminate flooring, double radiator, double glazed window to side aspect.

INNER HALL

Continuation of the wood laminate flooring, access to a large storage cupboards, doors opening to:

BEDROOM

12'3 x 9'9 (3.73m x 2.97m)

Double radiator, double glazed pattern glass window to front aspect.

BATHROOM/ WET ROOM

Very spacious with contemporary modern bathtub, pedestal wash hand basin with mixer tap, dual flush low level wc, walk in wet room style shower with chrome shower fixing, ladder style heated towel rail, tiled flooring, part tiled walls, down lights, recessed shelving, extractor fan for ventilation.

BEDROOM

15'1 x 10'6 (4.60m x 3.20m)

Built in wardrobes with mirrored sliding doors, radiator, double glazed pattern glass window to side aspect.

BEDROOM

12'9 x 10'1 (3.89m x 3.07m)

Radiator, double glazed window to front aspect.

FIRST FLOOR LANDING

Loft hatch providing access to loft space, storage cupboard, wood laminate flooring, double glazed window to front aspect, door to:

BEDROOM/ ADDITIONAL LIVING ROOM

12'9 x 10' (3.89m x 3.05m)

Wood laminate flooring, double radiator, double glazed window to front aspect.

BEDROOM

13'1 x 8'6 (3.99m x 2.59m)

Wood laminate flooring, radiator, double glazed window to rear aspect.

KITCHEN

8'2 x 5'9 (2.49m x 1.75m)

Wood laminate flooring, radiator, wall mounted boiler, fitted with a matching range of eye and base level cupboards and drawers with worksurfaces over, four ring gas hob with oven below and extractor over, inset drainer-sink unit with mixer tap, space for tall fridge freezer, double glazed window to rear aspect.

SHOWER ROOM

Walk in shower unit with electric shower, concealed cistern dual flush low level wc, vanity enclosed wash hand basin with mixer tap, radiator, shaver point, part tiled walls, wood laminate flooring, double glazed pattern glass window to side aspect.

REAR GARDEN

Decked wooden patio abutting the property, fixed wooden pergola, good sized section of lawn, fenced boundaries, shed, planted areas, outside water tap, gated side access to the block paved drive/ car port.

OUTSIDE - FRONT

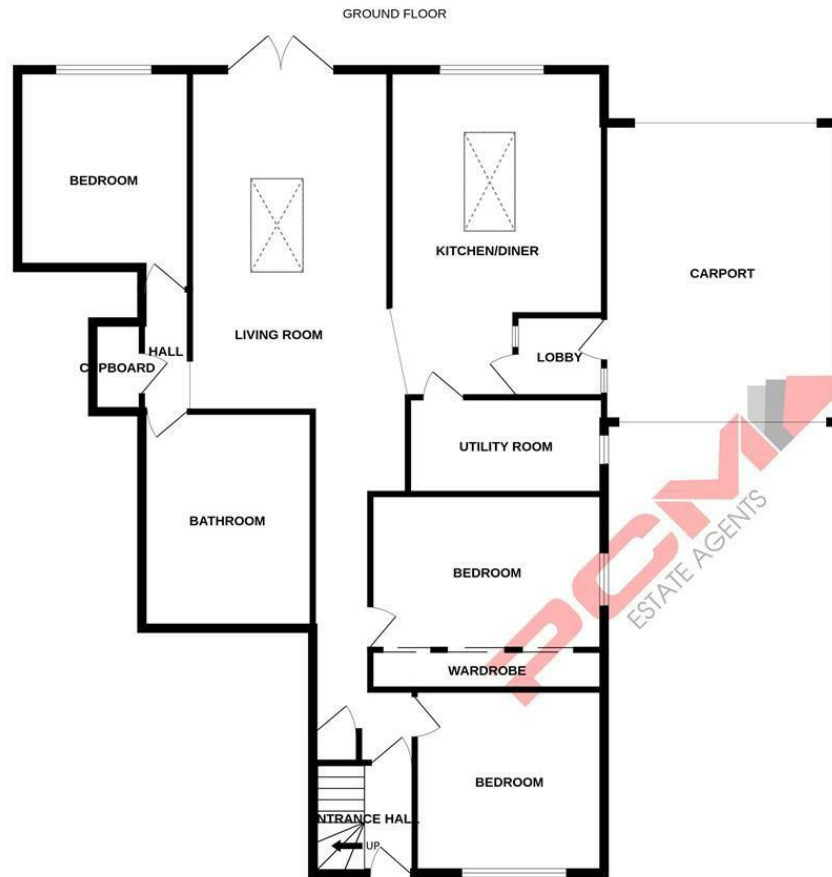
Driveway providing off road parking for multiple vehicles, the initial section of drive is tarmac and the further area to the side elevation is block paved, outside lighting to car port.

AGENTS NOTE

There are 10 solar panels located on side and rear elevation of the roof, they are owned and not leased. The solar panels contribute to keeping the electricity bills lower and any additional electricity that isn't used in the house gets fed back to the national grid which you will get reimbursed for.

Council Tax Band: D





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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) A		
(81-91) B		84	87
(69-80) C			
(55-68) D			
(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		
(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	

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.