



ESTATE AGENTS

57, Old Harrow Road, St. Leonards-On-Sea, TN37 7ED

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Offers In The Region Of £365,000

BEAUTIFULLY PRESENTED AND EXTENDED THREE DOUBLE BEDROOM DETACHED HOUSE with DRIVEWAY and a GARAGE. Located within this popular region of St Leonards within easy reach of local schooling facilities.

The property offers SPACIOUS ACCOMODATION throughout comprising an entrance hallway, LOUNGE with FEATURE MEDIA WALL, 20ft MODERN KITCHEN-BREAKFAST ROOM which is open plan onto a single storey extension offering DINING SPACE, plus a DOWNSTAIRS WC and INTEGRAL GARAGE. To the first floor there are THREE BEDROOMS all of which are a good size and a LUXURY BATHROOM SUITE which features a JACUZZI BATH and DOUBLE SHOWER. There is also a spacious loft with a Velux window.

Externally the property boasts a PRIVATE REAR GARDEN ideal for entertaining with a large patio area in addition to an outbuilding with power. To the front of the property is a driveway providing OFF ROAD PARKING for multiple vehicles leading to the aforementioned GARAGE.

The property is located within easy reach of a range of local schooling facilities and is considered an IDEAL FAMILY HOME. Please call PCM Estate Agents now to arrange your immediate viewing to avoid disappointment.

PRIVATE FRONT DOOR

Leading to:

ENTRANCE HALLWAY

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

LOUNGE

14'7 max x 12'max (4.45m max x 3.66mmax)

Media wall with feature electric fireplace, double glazed bay window to front aspect, two radiators.

KITCHEN-BREAKFAST ROOM

20'8 x 12'6 narrowing to 8'2 (6.30m x 3.81m narrowing to 2.49m)

Beautifully presented modern fitted kitchen comprising a range of eye and base level units with worksurfaces over and under cabinet LED lighting, five ring gas hob with extractor above and oven below, space for American style fridge freezer, integrated dishwasher and washing machine, space for wine cooler, separate island with breakfast bar, radiator, door leading to garage, open plan to:

DINING ROOM

11'5 x 9' (3.48m x 2.74m)

Double glazed windows to rear and side aspects overlooking the garden, door leading out to the garden, radiator.

DOWNSTAIRS WC

Dual flush wc.

FIRST FLOOR LANDING

Leading to:

MASTER BEDROOM

12'6 x 10'9 (3.81m x 3.28m)

Featuring a range of built in wardrobes, double glazed window to front aspect, radiator.

BEDROOM TWO

13'2 narrowing to 8'3 x 10'9 narrowing to 5'1 (4.01m narrowing to 2.51m x 3.28m narrowing to 1.55m)

L shaped room, double glazed windows to rear and side aspects, radiator, built in storage cupboard housing wall mounted gas fired boiler.

BEDROOM THREE

11'6 x 8'3 (3.51m x 2.51m)

Double glazed window to front aspect, radiator, built in wardrobe.

BATHROOM

9'5 x 8'2 (2.87m x 2.49m)

Luxury suite comprising a jacuzzi bath with mixer tap and shower attachment, separate walk in shower with shower screen, dual flush wc, his & hers floating wash hand basin's with storage below, two wall mounted LED mirrors with Bluetooth feature, ladder style radiator, Dyson hand dryer, extractor fan, double glazed obscured window to rear aspect.

Loft

Spacious loft room with Velux window to rear aspect.

REAR GARDEN

Beautifully presented private garden featuring a large patio area ideal for seating and entertaining, outside hot and cold water tap, exterior power point., gate providing side access.

SUMMER HOUSE

13'1 x 6'6 (3.99m x 1.98m)

Power, lighting, window and personal door to side aspect. Could be considered ideal for a home office/ playhouse.

OUTSIDE - FRONT

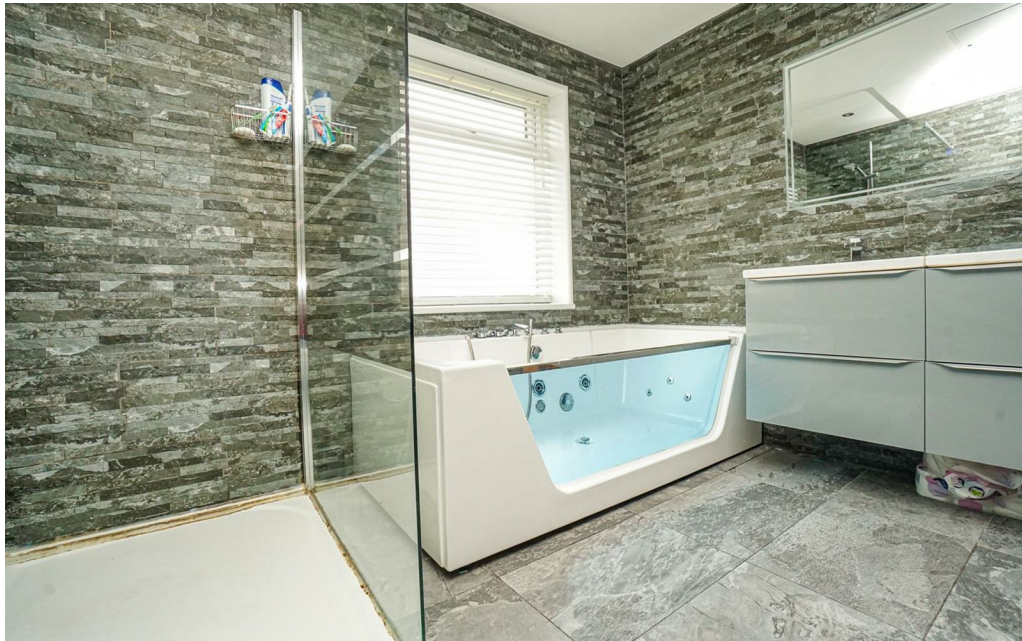
Large driveway providing off road parking for multiple vehicles and storage shed.

GARAGE

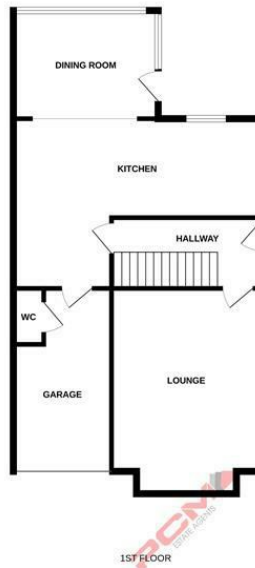
14'8 x 8'1 (4.47m x 2.46m)

Electric roller door, power and lighting, range of eye and base level units providing additional storage space, space for tumble dryer.

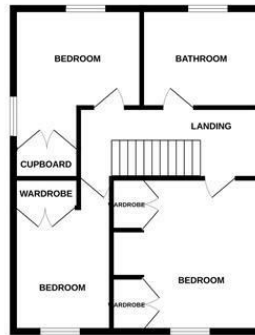
Council Tax Band: C



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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			76
(81-91) B			
(69-80) C			
(55-68) D		56	
(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			76
(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	