



PCMA
ESTATE AGENTS

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Offers In Excess Of £300,000

PCM Estate Agents are delighted to offer to the market this EXTENDED THREE BEDROOM SEMI-DETACHED 1930'S HOUSE with OFF ROAD PARKING and a LARGE GARDEN with OUTBUILDING (formerly a double garage).

The property boasts spacious accommodation arranged over two floors, having undergone a TWO STOREY EXTENSION comprising a spacious entrance hallway with vaulted ceiling, lounge which leads onto a DINING ROOM, 17ft KITCHEN-BREAKFAST ROOM, UTILITY ROOM, downstairs wc, first floor landing, THREE DOUBLE BEDROOMS and a family bathroom with bath and shower. Externally the property occupies a GENEROUS PLOT backing onto the Bulverhythe Playing Fields, whilst to the front is a driveway providing OFF ROAD PARKING for multiple vehicles, and to the rear a LARGE FAMILY FRIENDLY GARDEN which is predominantly level and benefitting from a DETACHED OUTBUILDING, formerly a double garage and now considered ideal for home gym/ office/ games room.

Conveniently located within this popular region of West St Leonards, Hastings and Bexhill with their range of local schooling facilities, Bulverhythe Playing Fields and the seafront.

Please call now to arrange your immediate viewing to avoid disappointment.

PRIVATE FRONT DOOR

Leading to:

ENTRANCE HALLWAY

Spacious with vaulted ceiling, stairs rising to first floor accommodation, under stairs storage cupboard, double glazed window to front aspect, radiator.

LOUNGE

14'2 max x 10'2 (4.32m max x 3.10m)

Double glazed bay window to front aspect, storage cupboards and shelving built into recess, radiator, archway to:

DINING/ SITTING ROOM

11'9 x 11'4 narrowing to 9'8 (3.58m x 3.45m narrowing to 2.95m)

Radiator, doorway to:

KITCHEN-BREAKFAST ROOM

17'6 x 8'11 (5.33m x 2.72m)

Comprising a range of eye and base level units with worksurfaces over, space for

range cooker with extractor above, stainless steel inset sink with flexi mixer tap, two breakfast bars, double glazed window and double glazed door to rear aspect leading out to the garden, radiator, door to:

UTILITY ROOM

13'1 max x 9'5 (3.99m max x 2.87m)

Space for a number of appliances including American style fridge freezer, fridge, tumble dryer and plumbing for washing machine, additional breakfast bar and storage cupboard housing wall mounted gas fired boiler.

DOWNSTAIRS WC

Wash hand basin, wc, double glazed obscured window to side aspect.

FIRST FLOOR LANDING

Loft hatch.

BEDROOM

14'3 x 11'5 (4.34m x 3.48m)

Double glazed window to front aspect, radiator.

BEDROOM

11'11 x 10'11 max (3.63m x 3.33m max)

Double glazed window to rear aspect with a pleasant outlook over the playing fields, radiator.

BEDROOM

12'4 max x 10' max (3.76m max x 3.05m max)

Double glazed window to rear aspect enjoying a pleasant outlook over the playing fields, radiator, built in storage cupboards.

BATHROOM

Panelled bath with mixer tap and shower attachment, separate walk in double shower, dual flush wc, wash hand basin with storage below, chrome ladder style radiator, two double glazed obscured windows to side aspect.

REAR GARDEN

The property enjoys a generously sized family friendly rear garden backing onto playing fields. The garden features an area of decking ideal for seating and entertaining which leads onto a large area of lawn, and towards the end of the garden is a former double garage that is now used as a brick outbuilding.

OUTSIDE - FRONT

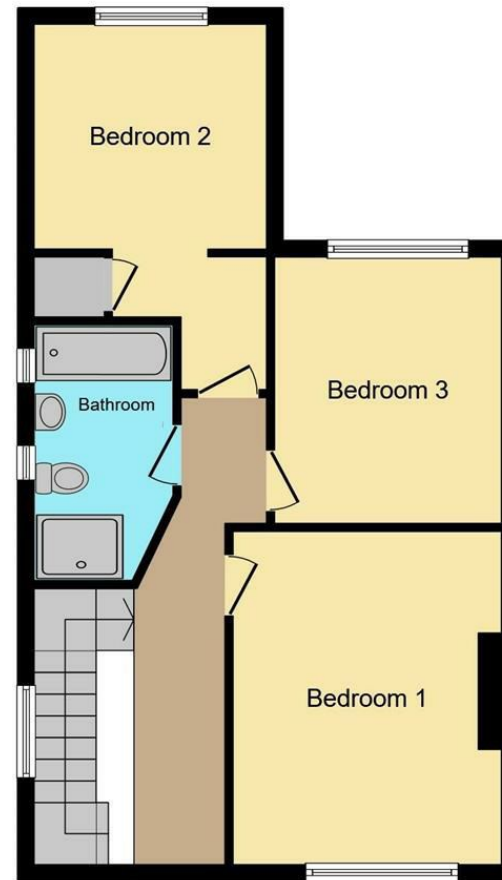
Off road parking for multiple vehicles.

Council Tax Band: C





Ground Floor



First Floor

Total floor area 122.1 sq.m. (1,314 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Plan produced for Purplebricks. Powered by www.focalagent.com

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		81
(81-91) B		
(69-80) C		60
(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		