



ESTATE AGENTS

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**Offers In Excess Of £400,000**

PCM Estate Agents are delighted to present to the market an opportunity to secure this DETACHED FOUR BEDROOMED CHALET STYLE HOUSE located on one of St Leonards most sought-after roads, in a quiet position set back from the road and accessed via a wooden five bar gate to an EXPANSIVE DRIVEWAY providing OFF ROAD PARKING for multiple vehicles and access to a GOOD SIZED GARAGE.

The property offers modern comforts including gas fired central heating, double glazing and is in need of modernisation, offering POTENTIAL TO IMPROVE FURTHER.

Inside, this versatile accommodation is arranged over two floors comprising an entrance hall, LOUNGE-DINER, conservatory, KITCHEN-BREAKFAST ROOM, TWO GROUND FLOOR BEDROOMS one of which could be utilised as a formal dining room and a GROUND FLOOR SHOWER ROOM. Upstairs, there are TWO FURTHER BEDROOMS with BUILT IN WARDROBES and a family bathroom. As well as having a good sized front garden with PLENTY OF OFF ROAD PARKING there is a LANDSCAPED and ESTABLISHED REAR GARDEN offering plenty of outside space for the garden enthusiast or for families to enjoy.

Conveniently positioned within easy reach of popular schooling establishments and bus routes providing access to local amenities. The property must be viewed to fully appreciate the quality and versatility that this chalet style property has to offer. Please call now to arrange your viewing.

#### **UPVC DOUBLE GLAZED FRONT DOOR**

With windows to either side, opening to:

#### **ENTRANCE HALL**

Stairs rising to upper floor accommodation, wood flooring, radiator, coving to ceiling, dado rail, under stairs storage cupboard, door to:

#### **SHOWER ROOM**

Walk in shower with electric shower unit, pedestal wash hand basin, low level wc, further wash hand basin, part tiled walls, tiled flooring, double glazed obscured glass window to side aspect.

#### **LOUNGE-DINING ROOM**

17'8 max x 12'3 (5.38m max x 3.73m)

Coving to ceiling, dado rail, radiator, fireplace, double glazed sliding patio doors providing access to:

#### **CONSERVATORY**

12'1 x 7'5 (3.68m x 2.26m)

Tiled flooring, wall lighting, double glazed windows to both side and rear elevations with pleasant views onto the garden, double glazed French doors to garden.

#### **BEDROOM**

11'4 x 11' (3.45m x 3.35m)

Double radiator, built in furniture including wardrobes, bedside tables and over bed storage space, UPVC double glazed window to front aspect.

#### **BEDROOM/ FORMAL DINING ROOM**

14'3 x 9'3 (4.34m x 2.82m)

Radiator, wall mounted lighting and ceiling lighting, UPVC double glazed bow window to front aspect.

#### **KITCHEN-BREAKFAST ROOM**

12'4 x 8'9 (3.76m x 2.67m)

Fitted with a matching range of eye and base level cupboards and drawers with worksurfaces over, four ring gas hob with waist level oven and separate grill, inset one & ½ bowl drainer-sink unit with mixer tap, part tiled walls, breakfast bar, seating area, space for under counter fridge, coving to ceiling, UPVC double glazed windows to rear aspect with pleasant views onto the garden, door to:

#### **UTILITY ROOM**

9'9 x 7'4 (2.97m x 2.24m)

Fitted with a range of wall and base level cupboards, worksurfaces, inset drainer-sink unit with mixer tap, space and plumbing for washing machine, radiator, walk in pantry style cupboard, door to garage and UPVC double glazed door and window to rear aspect with views and access onto the garden.

#### **FIRST FLOOR LANDING**

Coving to ceiling, access to a large storage cupboard, doors to:

#### **BEDROOM**

15'9 max x 11' max (4.80m max x 3.35m max)

Radiator, built in wardrobes with sliding doors and dressing table, UPVC double glazed window to rear aspect.

#### **BEDROOM**

12'5 x 7'8 (3.78m x 2.34m)

Loft hatch providing access to loft space, coving to ceiling, radiator, built in wardrobe with sliding mirrored doors, dressing table with drawers either side, UPVC double glazed window to side aspect.

#### **REAR GARDEN**

Established with a stone/ paved patio abutting the property, outside water tap, gates access to front, steps descending to a lower section of garden which is mainly laid to lawn with pond and mature flowering shrubs and plants. The garden enjoys a pleasant outlook with an area of concrete ideal for a shed or greenhouse.

#### **GARAGE**

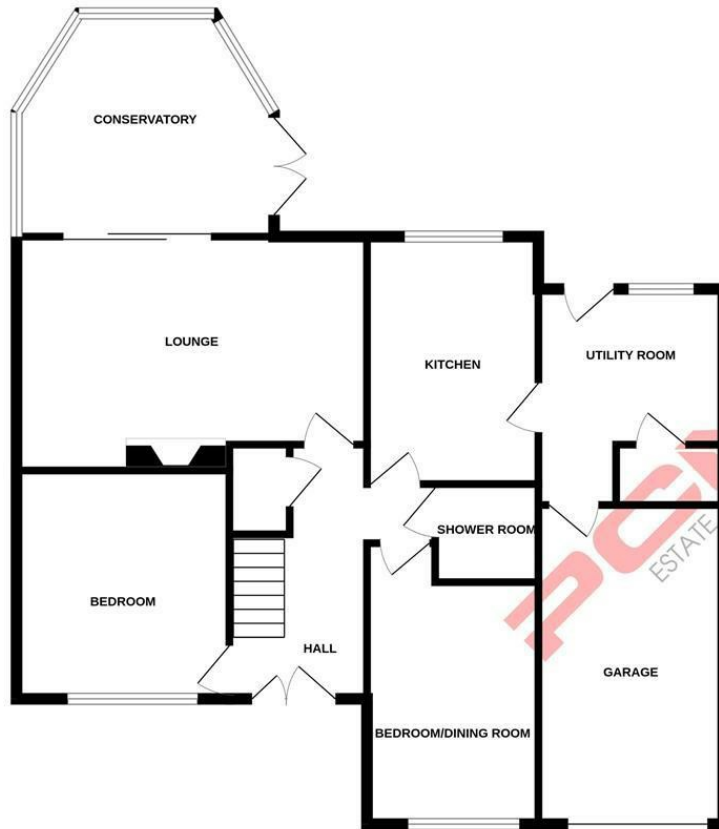
17' x 9'9 (5.18m x 2.97m)

Up and over door, power and light.

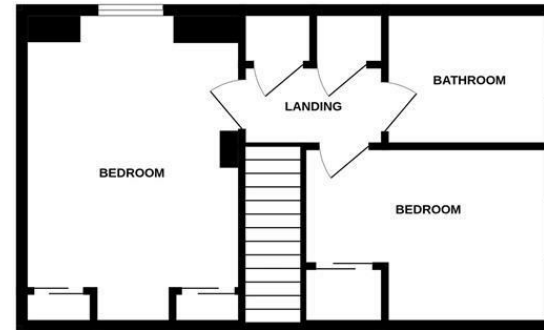
Council Tax Band: D



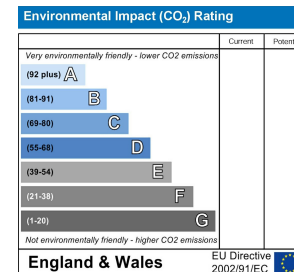
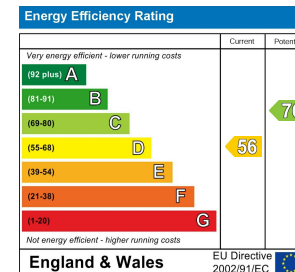
GROUND FLOOR



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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