



ESTATE AGENTS

156, Sedlescombe Road North, St. Leonards-On-Sea, TN37 7EN

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Price £389,950

PCM Estate Agents are delighted to present to the market this CHAIN FREE 1930's SEMI-DETACHED THREE BEDROOMED HOUSE offering exceptionally well-proportioned and well-presented accommodation. The house is accessed via a block paved drive providing OFF ROAD PARKING and has an ATTACHED GARAGE with electric roller door. There is a LARGE REAR GARDEN with several patio areas, a COLOURFUL ROSE GARDEN and LUSH LAWN.

Inside, the property offers modern comforts including gas fired central heating, double glazing and exceptionally well-proportioned accommodation over two floors comprising a porch onto entrance hall, LOUNGE with BOW WINDOW and DUAL FUEL BURNER for cosy evenings, SEPARATE DINING ROOM, large CONSERVATORY, open plan KITCHEN-BREAKFAST ROOM with GRANITE WORKTOPS and INTEGRATED APPLIANCES, spacious landing providing access to THREE GOOD SIZED BEDROOMS and a modern family bathroom with separate shower.

Positioned in the sought-after Silverhill region of St Leonards, close to local popular schooling establishments, bus routes and nearby amenities.

This home is ideal for those with family/ children or the garden enthusiast and must be viewed to fully appreciate the quality of the accommodation and convenient position on offer. Call now to arrange your viewing to avoid missing out.

DOUBLE GLAZED FRONT DOOR

Opening to:

PORCH

Part brick construction with UPVC double glazed windows to both side and front elevations, wooden leaded light glass door with matching leaded light windows either side opening to:

ENTRANCE HALL

Stairs rising to upper floor accommodation, wood flooring, telephone point, wall mounted security alarm pad, radiator, coving to ceiling, under stairs storage cupboard, wall mounted thermostat control for gas fired central heating, archway leading to modern kitchen-breakfast room and further door opening to:

LOUNGE

17'5 into x 12' (5.31m into x 3.66m)

Coving to ceiling, wood flooring, radiator, brick fireplace with wooden mantle, brick hearth and inset multi-fuel burner, built in bespoke storage to alcoves, double glazed bay window to front aspect with a pleasant outlook over the front garden.

DINING ROOM

12'9 x 12' (3.89m x 3.66m)

Continuation of the wood flooring, coving to ceiling, radiator, double glazed sliding patio door to rear aspect allowing for access into the conservatory with views of the garden beyond.

EXTENDED KITCHEN-BREAKFAST ROOM

16'3 x 7'9 (4.95m x 2.36m)

Modern and built with a matching range of eye and base level cupboards and drawers fitted with soft close hinges and having granite worktops with matching upstands over, space for gas cooker with fitted cooker hood over, inset ceramic Belfast style sink with chrome mixer tap and moulded drainer into the

granite worktop, integrated dishwasher, under counter fridge, tiled flooring, ample space for breakfast table, coving to ceiling, double radiator, wall mounted digital control for has fired central heating, double glazed door allowing for access onto the conservatory, double glazed window to rear aspect with views onto the beautifully landscaped rear garden and door to garage.

CONSERVATORY

18'7 x 8'5 (5.66m x 2.57m)

Part brick construction with UPVC double glazed windows to side elevation, double glazed French doors providing access to garden, radiator, tiled flooring, wall lighting, lovely outlook over the garden.

FIRST FLOOR LANDING

Spacious with loft hatch providing access to loft space, double glazed window to side aspect, coving to ceiling.

BEDROOM ONE

16'8 into bay x 10'9 (5.08m into bay x 3.28m)

Built in wardrobes with addition bedroom furniture including bedside tables, over bed storage and cupboard, coving to ceiling, radiator, double glazed bow window to front aspect.

BEDROOM TWO

12'2 x 11'3 (3.71m x 3.43m)

Built in wardrobes, radiator, coving to ceiling, double glazed windows to rear aspect with pleasant views onto the garden.

BEDROOM THREE

8'9 x 7'1 (2.67m x 2.16m)

Coving to ceiling, radiator, double glazed window to front aspect.

BATHROOM

Modern suite comprising a panelled bath with chrome mixer tap, separate corner walk in shower with chrome shower fixing, waterfall style shower head and further hand-held shower attachment, dual flush low level wc, vanity enclosed wash hand basin with mixer tap, ladder style heated towel rail, tiled walls, shaver point and vanity unit, double glazed pattern glass window to rear aspect.

OUTSIDE - FRONT

Block paved driveway providing off road parking for vehicles, front garden with sympathetically planted borders and access to:

GARAGE

17'5 x 9'1 (5.31m x 2.77m)

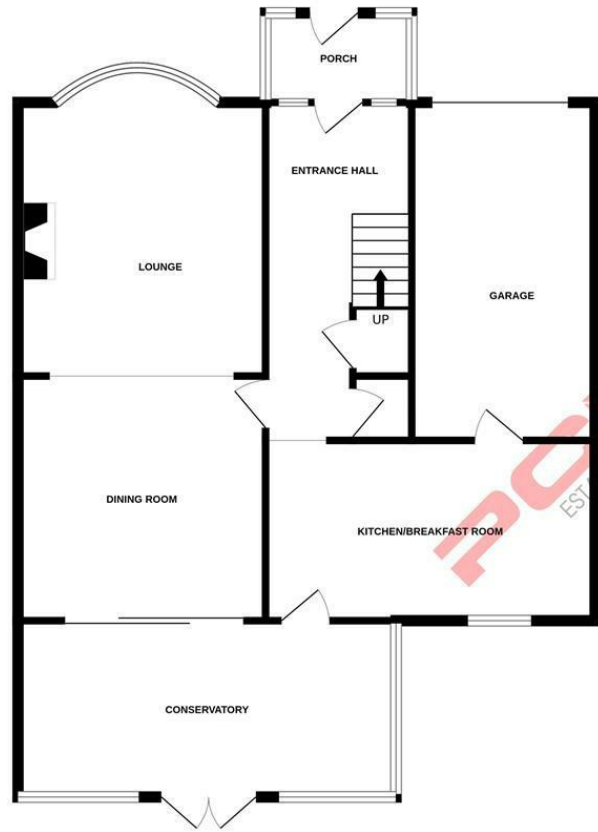
Power and light, space and plumbing for washing machine and tumble dryer, electric roller door.

REAR GARDEN

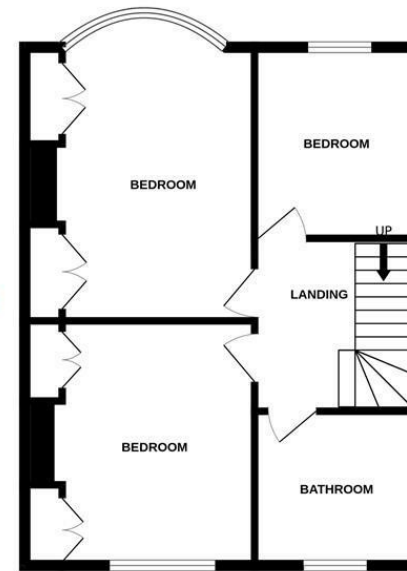
Stone/paved patio, sympathetically planted borders with mature colourful rose bushes, other established shrubs, few steps down to a further patio area which then opens up onto a large level section of lawn, ideal for families with young children to play, planted borders, ample shrubs, plants and small trees. The rear section of the garden is ideal for growing vegetables and has a greenhouse with wooden shed, flowerbeds ready for planting and outside water tap. The garden enjoys a south-westerly aspect with plenty of afternoon/ evening sunshine.



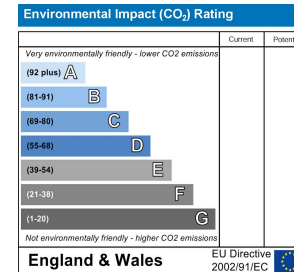
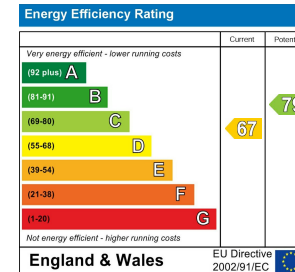
GROUND FLOOR



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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