



ESTATE AGENTS

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6LE**

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**Price £500,000**

PCM Estate Agents are delighted to present to the market CHAIN FREE this VICTORIAN FOUR STOREY, FOUR BEDROOMED HOUSE. There are modern comforts including UPVC double glazed windows and gas fired central heating, as well as a BEAUTIFULLY LANDSCAPED REAR GARDEN with LARGE PATIO, section of lawn, gated side access and a stand alone CINEMA/ GAMES ROOM that could also be utilised as a home office.

Inside the accommodation comprises TWO GOOD SIZED DOUBLE BEDROOMS and a bathroom to the ground floor, TWO FURTHER GOOD SIZED DOUBLE BEDROOMS to the first floor, lower floor hallway with access to a small FRONT COURTYARD with steps leading to the street with storage beneath, on this level there is also a LIVING ROOM, separate DINING ROOM and kitchen located off the hallway, with a further level below offering access to the garden, UTILITY ROOM, SHOWER ROOM & WC. There is also scope to extend into one of the two lofts, out the back and to the side (subject to planning permission).

Conveniently located on this incredibly sought-after street within walking distance to Warrior Square railway station and the artisan independent shops located on Kings Road and Norman Road, as well as St Leonards seafront and promenade.

This VICTORIAN SEMI-DETACHED FAMILY HOME must be viewed to fully appreciate the extremely convenient and sought-after position on offer. The house itself offers versatile accommodation that could be utilised in a number of different ways. The property is in SUPERB DECORATIVE ORDER throughout offering spacious and well-presented rooms.

Please call the owners agents now to book your viewing to avoid disappointment.

### **WOODEN PARTIALLY GLAZED FRONT DOOR**

Opening to:

### **VESTIBULE**

Wood laminate flooring, space for hanging coats, further wooden partially glazed door opening to:

### **ENTRANCE HALL**

Stairs to upper and lower floor accommodation, wood laminate flooring, radiator, partially wood panelled walls, dado rail, Victorian detailing, doors opening to two of the four bedrooms and the main family bathroom.

### **BEDROOM**

16'3 into bay x 12' (4.95m into bay x 3.66m)

High ceilings with picture rail, fireplace, wood laminate flooring, wall mounted vertical radiator, UPVC double glazed bay window to front aspect.

### **BEDROOM**

12'7 x 10'6 (3.84m x 3.20m)

Wood laminate flooring, radiator, UPVC double glazed window to rear aspect with lovely views over St Leonards with views onto the rear garden.

### **BATHROOM/ SHOWER ROOM**

10'1 x 8'7 (3.07m x 2.62m)

Panelled bath with chrome mixer tap and shower attachment, vanity enclosed wash hand basin with storage set beneath and fitted wall cupboards either side, vanity unit over basin, in addition there is a low level wc and a separate walk in shower with spa style shower, down lights, part tiled walls, tiled flooring, loft hatch, ladder style heated towel rail, UPVC double glazed window to rear aspect.

### **FIRST FLOOR LANDING**

Loft hatch providing access to loft space, dado rail, UPVC double glazed window to rear aspect.

### **BEDROOM**

16'2 x 12'4 (4.93m x 3.76m)

Built in cupboard to the side of the chimney breast, wood laminate flooring, radiator, UPVC double glazed windows to front aspect.

### **BEDROOM**

12'6 x 9'7 (3.81m x 2.92m)

Radiator, picture rail, wood laminate flooring, UPVC double glazed window to rear aspect with lovely views over St Leonards and views onto the garden.

### **LOWER GROUND FLOOR ONE**

Hall with radiator, stairs descending to lower floor level two, door to front aspect having access to the front courtyard with steps up to the street and with additional storage space.

### **LOUNGE**

15'3 into bay x 11'2 (4.65m into bay x 3.40m)

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

### **DINING ROOM**

11'9 x 10'5 (3.58m x 3.18m)

Wood laminate flooring, radiator, UPVC double glazed window to rear aspect with views onto the garden.

### **KITCHEN**

9'8 x 8'6 (2.95m x 2.59m)

Modern and built with a matching range of eye and base level cupboards and drawers with complimentary worksurfaces over and tiled splashbacks, space for gas cooker, inset drainer-sink, tiled splashbacks, tiled flooring, wall mounted Worcester boiler, ample storage space, space for tall fridge freezer and space and plumbing for under counter dishwasher, UPVC double glazed window to front aspect with pleasant views onto the garden set below.

### **LOWER FLOOR LEVEL TWO**

Hallway with tiled flooring, opening to:

### **UTILITY ROOM**

9'8 x 5'8 (2.95m x 1.73m)

Tiled flooring, under stairs storage cupboard, tiled walls, radiator, space and plumbing for washing machine and tumble dryer, single glazed wooden framed door to rear garden, door to:

### **DOWNSTAIRS WC**

Dual flush low level wc, heated towel rail, tiled floor, tiled walls, UPVC double glazed window to side aspect.

### **SHOWER ROOM**

Walk in shower enclosure, wall mounted wash hand basin, tiled walls, tiled flooring, ladder style heated towel rail, inset down lights.

### **REAR GARDEN**

A delightful feature of this home, with gated side access, large stone patio abutting the property and offering ample outside space for patio furniture and to entertain, outside water tap, good sized section of lawn, fenced boundaries, steps up to a pathway leading to the side access. The garden enjoys a pleasant outlook and also has the benefit of an outside power point and a timber framed cabin.

### **TIMBER FRAMED CABIN**

11'3 x 9'8 (3.43m x 2.95m)

Currently set up as a cinema room/ games room, insulated with power and light. Incorporated within the sale are the two massage heated recliner chairs, projector and the screen.





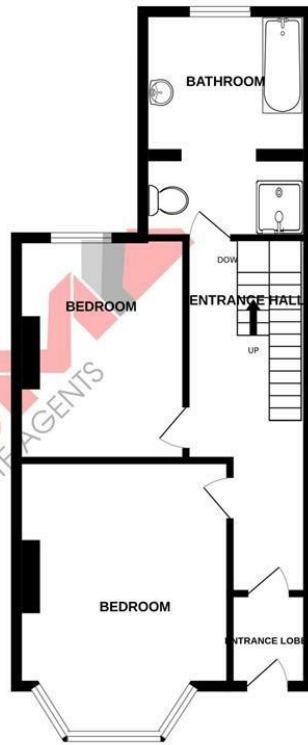
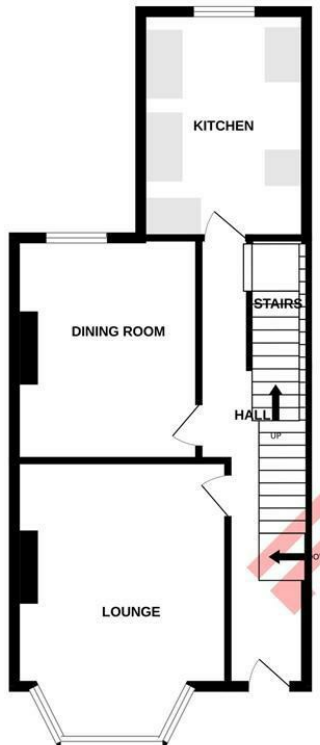
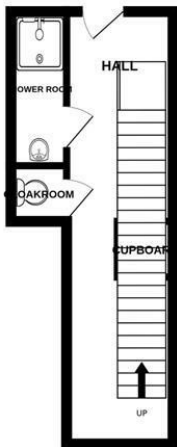


BASEMENT LEVEL

LOWER GROUND FLOOR

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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		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.