



ESTATE AGENTS

157, Sedlescombe Road North, St. Leonards-On-Sea, TN37 7ER

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Price £385,000

PCM Estate Agents are delighted to present to the market an opportunity to secure this OLDER STYLE 1930'S THREE DOUBLE BEDROOM, TWO BATHROOM, DETACHED HOUSE offered to the market CHAIN FREE.

Inside, the property offers modern comforts to include gas fired central heating, double glazing and offers well-presented and well-proportioned accommodation comprising a porch onto entrance hall, LOUNGE OPEN PLAN TO DINING ROOM, kitchen with connecting UTILITY/ LEAN TO, first floor landing, TWO GOOD SIZED DOUBLE BEDROOMS, SHOWER ROOM and SEPARATE WC, with the MASTER BEDROOM located on the second floor with its own EN SUITE SHOWER ROOM.

The property occupies an elevated position set back from the road with a LAWNED FRONT GARDEN. The REAR GARDEN is a delightful feature being landscaped with several seating areas offering ample outside space for families or the garden enthusiast to enjoy.

Conveniently positioned on the outskirts of the favourable Silverhill region of St Leonards, close to popular schooling establishments and nearby amenities. Please call the owners agents now to book your viewing and avoid disappointment.

DOUBLE GLAZED FRONT DOOR

Opening to:

PORCH

Tiled flooring, double glazed door to:

ENTRANCE HALL

Spacious with stairs rising to upper floor accommodation, double radiator, telephone point, under stairs storage cupboard, exposed wooden floorboards, coving to ceiling, double glazed bay window to side aspect, door to open plan lounge-dining room.

LOUNGE AREA

14'6 into bay x 12'5 (4.42m into bay x 3.78m)

Coving to ceiling, picture rail, double radiator, television point, exposed wooden floorboards, fireplace with inset wood burning stove, double glazed bay window to front aspect, open plan to:

DINING AREA

13'9 x 10'9 (4.19m x 3.28m)

Continuation of the exposed wooden floorboards, coving to ceiling, picture rail, fireplace, fireplace with open fire, double glazed sliding patio door to rear aspect allowing for a pleasant outlook and access onto the rear garden.

KITCHEN

12'1 x 8'7 (3.68m x 2.62m)

Coving to ceiling, part tiled walls, tiled flooring, double radiator, fitted with a matching range of eye and base level cupboards and drawers with complimentary worksurfaces and matching upstands over, five ring Belling range style cooker with oven and grill, wall mounted cupboard concealed boiler, space for under counter fridge (though the existing fridge can remain if required), coving to ceiling, ample storage space, double glazed window to rear aspect with views onto the garden, double glazed door to side leading to:

LEAN TO/ UTILITY

22'8 narrowing to 12'7 x 5'4 narrowing to 2'2 (6.91m narrowing to 3.84m x 1.63m narrowing to 0.66m)
Tiled flooring, space and plumbing for washing machine and tumble dryer (can be incorporated in sale if required), double glazed windows to both side and rear elevations with views onto the garden, double glazed door opening to the rear garden and further double glazed door providing access to the front garden.

FIRST FLOOR LANDING

Double glazed windows to side and front aspects, radiator, stairs rising to the second floor.

BEDROOM

15'1 into bay x 12'3 (4.60m into bay x 3.73m)

Radiator, double glazed bay window to front aspect.

BEDROOM

13'3 x 11'11 (4.04m x 3.63m)

Radiator, built in cupboard, double glazed window to rear aspect with pleasant views onto the garden.

SHOWER ROOM

Large walk in shower enclosure with chrome shower fixings, waterfall style shower head and further hand-held shower attachment, pedestal wash hand basin, ladder style heated towel rail, part tiled walls, tiled flooring, extractor fan for ventilation, double glazed pattern glass window to rear aspect.

SEPARATE WC

Radiator, low level wc, double glazed pattern glass window to side aspect.

SECOND FLOOR LANDING

Double glazed window to side aspect, door to:

MASTER BEDROOM

18'9 max x 14' max (5.72m max x 4.27m max)

Access to eaves storage in addition to built in/ fitted wardrobes, radiator, dual aspect room with Velux style window to front and double glazed window to rear, door to:

EN SUITE SHOWER ROOM

Walk in shower enclosure with chrome shower fixing, waterfall style shower head and further hand-held shower attachment, dual flush low level wc, pedestal wash hand basin, tiled walls, tiled flooring, extractor fan for ventilation, double glazed window to rear aspect.

OUTSIDE - FRONT

The property occupies an elevated position set back from the road with steps up to the front door, there is a good sized section of lawn and other houses on the road have excavated and have either put in parking or a garage (subject to planning and building consents).

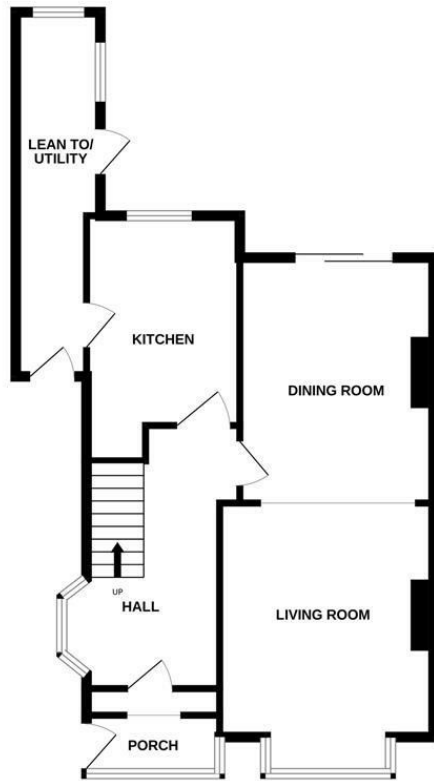
REAR GARDEN

Landscaped and laid with a stone patio which abuts the property, there are a few steps up to the main section of garden which is laid to lawn, having established planted borders and a further seating area to the rear section of garden.

Council Tax Band: C



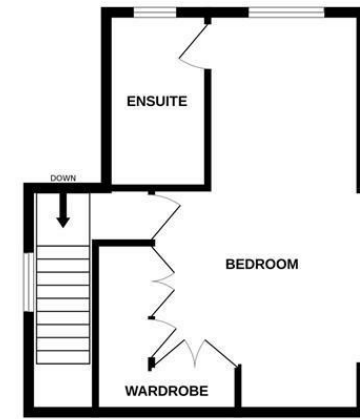
GROUND FLOOR



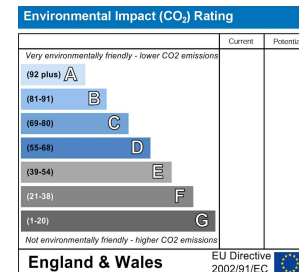
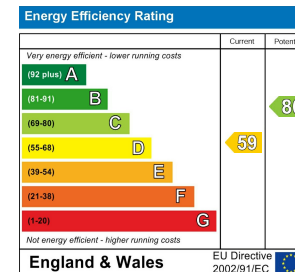
1ST FLOOR



2ND 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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