



ESTATE AGENTS

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**Offers In Excess Of £275,000**

PCM Estate Agents are delighted to present to the market an opportunity to secure this OLDER STYLE SEMI-DETACHED THREE BEDROOMED HOUSE occupying a convenient position, within walking distance to the SEAFRONT, close to local amenities including bus routes, convenient access to nearby Ravenside Retail Park, central St Leonards and St Leonards Medical Practice as well as a number of popular schooling establishments.

Inside this OLDER STYLE HOME the accommodation comprises a porch onto entrance hall, living room, SEPARATE DINING ROOM, kitchen and a GROUND FLOOR SHOWER ROOM, whilst upstairs, there are THREE BEDROOMS and a bathroom. The property offers modern comforts including gas fired central heating, double glazing, a DRIVEWAY providing OFF ROAD PARKING for one vehicle and an ENCLOSED FAMILY FRIENDLY GARDEN.

Viewing comes highly recommended, please call the owners agents now to arrange an appointment.

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

Opening to:

#### **PORCH**

Double glazed window to side aspect, double glazed door to:

#### **ENTRANCE HALL**

Stairs rising to upper floor accommodation, radiator, wood laminate flooring, wall mounted thermostat control for gas fired central heating, door opening to:

#### **INNER HALL**

With stairs descending to the basement.

#### **LIVING ROOM**

13'8 x 13'5 (4.17m x 4.09m)

Radiator, television point, double glazed bay window to front aspect.

#### **DINING ROOM**

13'5 x 10'4 (4.09m x 3.15m)

Radiator, double glazed French doors and window to rear aspect with views and access onto the garden, doorway leading to:

#### **KITCHEN**

15'7 x 7'7 (4.75m x 2.31m)

Fitted with a matching range of eye and base level cupboards and drawers with

worksurfaces over, space for gas cooker, space for under counter dishwasher, tumble dryer and washing machine, inset stainless steel sink with mixer tap, double glazed door and window to side aspect, doorway leading to:

#### **REAR LOBBY**

Space for tall fridge freezer, double glazed pattern glass window to side aspect, door to:

#### **DOWNSTAIRS SHOWER ROOM**

Walk in shower enclosure with electric shower, low level wc, wall mounted wash hand basin, part tiled walls, extractor fan, double glazed pattern glass windows to both rear and side elevations.

#### **FIRST FLOOR LANDING**

Loft hatch providing access to loft space, radiator, built in cupboard, double glazed window to side aspect.

#### **BEDROOM ONE**

13'9 x 11' (4.19m x 3.35m)

Radiator, two double glazed windows to front aspect.

#### **BEDROOM TWO**

10'9 x 10'7 (3.28m x 3.23m)

Radiator, double glazed window to rear aspect.

#### **BEDROOM THREE**

8'5 narrowing to 7'7 x 9'4 (2.57m narrowing to 2.31m x 2.84m)

Radiator, double glazed window to rear aspect with views onto the garden.

#### **BATHROOM**

Panelled bath with mixer tap and shower attachment, pedestal wash hand basin, low level wc, ladder style heated towel rail, part tiled walls, down lights, double glazed pattern glass window to side aspect.

#### **CELLAR**

Some areas are tall enough to stand and others are not.

#### **OUTSIDE - FRONT**

Driveway to the front of the property and a shared drive to the side.

#### **REAR GARDEN**

Enclosed and mainly laid to lawn with shed, fenced boundaries.

Council Tax Band: B





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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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) <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		