









131, Bexhill Road, St. Leonards-On-Sea, TN38 8BG

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



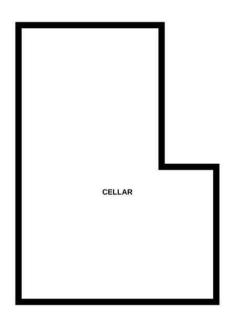






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BASEMENT







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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