



ESTATE AGENTS

42, Essenden Road, St. Leonards-On-Sea, TN38 0NW

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Price £375,000

*** CHAIN FREE *** SOLD AS SEEN ***

PCM Estate Agents welcome to the market an opportunity to secure this THREE BEDROOMED, SEMI DETACHED 1930's HOUSE located on a sought-after road in St Leonards, within easy reach of the seafront and West St Leonards railway station.

Whilst the property is IN NEED OF MODERNISATION throughout, it offers potential for those looking for a HOME TO IMPROVE. The property boasts spacious accommodation throughout comprising a porch, entrance hallway, 19ft LIVING ROOM, separate 19ft KITCHEN-DINER with UTILITY AREA and a DOWNSTAIRS WC. To the first floor there are THREE BEDROOMS, all of which are of a good size and the master enjoys its own EN SUITE AREA in addition to a separate family bathroom. Externally the property offers a PRIVATE AND SECLUDED REAR GARDEN with an OUTBUILDING, whilst to the front is a LARGE DRIVEWAY providing OFF ROAD PARKING for multiple vehicles.

The property is considered an IDEAL OPPORTUNITY for those looking for a FAMILY HOME TO IMPROVE. Please call now to arrange your immediate viewing to avoid disappointment.

PRIVATE FRONT DOOR

Leading to:

ENTRANCE PORCH

Return door top hallway, stairs rising to the first floor accommodation, radiator, wall mounted thermostat control.

LOUNGE

19'10 x 13'10 (6.05m x 4.22m)

Spacious with bay window to front aspect, feature fire surround, radiator.

KITCHEN-DINER

19'10 narrowing to 11'4 x 19'5 narrowing to 11'5 (6.05m narrowing to 3.45m x 5.92m narrowing to 3.48m)

Comprising a range of eye and base level units and island with worksurfaces over, space for range cooker, one & ½ bowl stainless steel inset sink with mixer tap, windows to rear and side aspect, island with breakfast bar, open plan to:

UTILITY AREA

Offering space for appliances, door and window to rear aspect leading out to the garden, radiator.

WC

Windows to side and rear aspects, wc.

FIRST FLOOR LANDING

Loft hatch.

BEDROOM with EN SUITE

19'10 max x 13'11 (6.05m max x 4.24m)

Bay window to front aspect, two windows to front and side aspect, open plan to a large en-suite area which comprises a roll top bath with mixer tap and shower attachment, separate walk in shower, floating wash hand basin with storage below, two radiators, tiled walls and tiled flooring.

BEDROOM

12'5 x 8'7 (3.78m x 2.62m)

Window to rear aspect, radiator.

BEDROOM

11'2 x 10'11 (3.40m x 3.33m)

Windows to rear and side aspect, radiator.

BATHROOM

Corner bath with mixer tap and shower attachment, wc, wash hand basin, airing cupboard, heated towel rail, part tiled walls, two windows to side aspect.

REAR GARDEN

Private and secluded, mainly laid to lawn.

OUTBUILDING

With personal door to side aspect and double glazed window to front aspect.

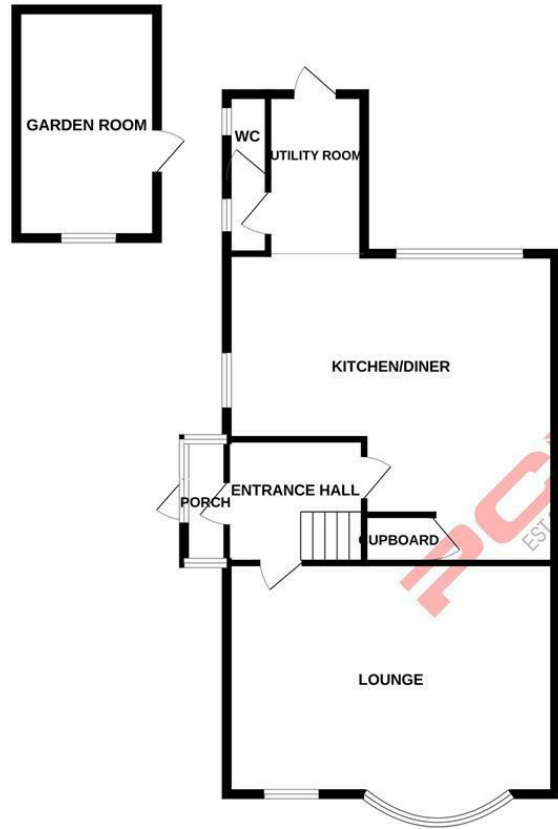
AGENTS NOTE

All services/appliances have not and will not be tested.

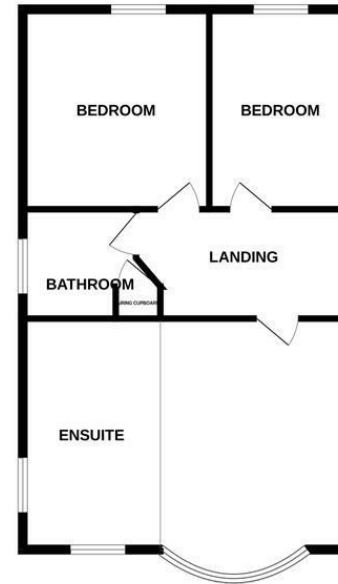
Council Tax Band: D



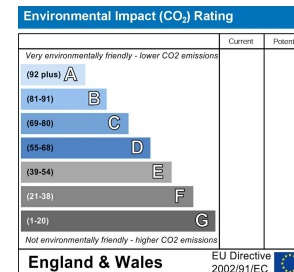
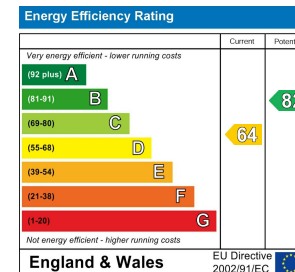
GROUND FLOOR



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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