



ESTATE AGENTS

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Offers In Excess Of £800,000

A FIVE BEDROOM SEMI-DETACHED PERIOD HOME occupying an elevated position and boasting fantastic SEA VIEWS from all floors. Located on a highly sought-after and RARELY AVAILABLE road within St Leonards and enjoying a LARGE GARDEN to the rear.

The property boasts a WEALTH OF CHARACTER throughout and offers extremely SPACIOUS AND VERSATILE ACCOMODATION over three floors comprising a porch, entrance hallway, LOUNGE with FEATURE FIREPLACE enjoying the aforementioned views, separate SITTING/ DINING ROOM, 22ft KITCHEN-BREAKFAST ROOM, sun room and wc. To the first floor there are THREE BEDROOMS, the master boasting SEA VIEWS and a BALCONY in addition to a family bathroom, whilst to the second floor there are TWO FURTHER DOUBLE BEDROOMS, one of which also benefits from sea views, in addition to a MODERN JACK & JILL STYLE EN-SUITE.

A particular feature of this property is its LARGE REAR GARDEN which is PRIVATE & SECLUDED and considered FAMILY FRIENDLY.

The property is located within easy reach of the seafront in addition to West St Leonards railway station and the many boutique shops, bars and restaurants that central St Leonards has to offer.

If you are looking for a PERIOD HOME in a sought-after St Leonards location with UNRIVALLED VIEWS look no further than this STUNNING example and call PCM Estate Agents now to arrange your immediate viewing to avoid disappointment.

PRIVATE FRONT DOOR

Leading to:

ENTRANCE PORCH

Tiled flooring, door to rear aspect leading out to the garden, door to:

ENTRANCE HALLWAY

Spacious with stairs rising to the first floor accommodation, under stairs storage cupboard, exposed wooden floorboards, radiator, door to:

LOUNGE

16'10 max x 16'9 max (5.13m max x 5.11m max)

Double glazed bay window to front aspect enjoying fantastic sea views, feature fireplace, ceiling corning, picture rail, radiator.

SITTING/ DINING ROOM

15' x 10'10 (4.57m x 3.30m)

Double glazed sash window to rear aspect, feature fire surround, radiator, serving hatch to:

KITCHEN-BREAKFAST ROOM

22'3 max x 11'5 (6.78m max x 3.48m)

Comprising a range of eye and base level units with worksurfaces over, four ring gas hob with oven below, one & ½ bowl inset sink with mixer tap, space for fridge freezer, space and plumbing for dishwasher, space and plumbing for washing machine, ample space for breakfast table and chairs, under stairs pantry, double glazed sash windows to side aspect, window to rear aspect, door leading to:

SUN ROOM

12'6 x 9'9 (3.81m x 2.97m)

Double glazed windows to rear and side aspects, double glazed door to rear aspect leading out to the garden.

WC

5'2 x 2'7 (1.57m x 0.79m)

WC, wash hand basin, tiled splashbacks.

FIRST FLOOR LANDING

Spacious with stairs rising to the second floor accommodation, doors to:

MASTER BEDROOM

16'11 max x 16'11 max (5.16m max x 5.16m max)

Feature fire surround, radiator, built in storage cupboard, double glazed bay window to front aspect enjoying sensational views out to sea, sash windows with one leading out to:

PRIVATE BALCONY

Ideal for seating and enjoying the view.

BEDROOM

16' x 10'10 (4.88m x 3.30m)

Double glazed sash window to rear aspect, feature fire surround, radiator.

BEDROOM

11'6 x 9'8 (3.51m x 2.95m)

Sash window to rear aspect, feature fire surround, radiator.

BATHROOM

8'8 max x 6'11 max (2.64m max x 2.11m max)

Panelled bath with mixer tap and shower attachment, wc, wash hand basin, radiator, double glazed obscured sash window to side aspect.

SECOND FLOOR LANDING

Double glazed window to side aspect, door to:

BEDROOM

17'2 max x 16'9 max (5.23m max x 5.11m max)

Double glazed windows to side and front aspects with the front enjoying amazing views out to sea, feature fire surround, wash hand basin, two doors providing access to eaves storage, door to:

JACK & JILL BATHROOM

Walk in shower with shower screen, dual flush wc, wash hand basin, part tiled walls, chrome ladder style radiator, loft hatch providing access to storage, extractor fan, door to:

BEDROOM

17'10 max x 11'8 max (5.44m max x 3.56m max)

Double glazed Velux window to rear aspect, double glazed window to side aspect, two radiators, feature fire surround, two doors providing access to eaves storage.

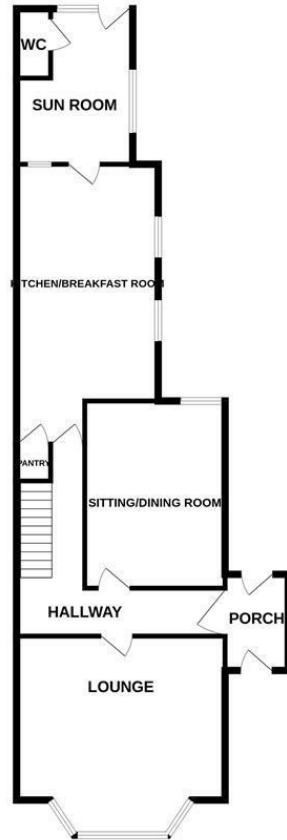
REAR GARDEN

The property enjoys a private and secluded family friendly garden which extends to a good size with a large patio area abutting the property and providing ample space for seating and entertaining, raised flowerbeds, outside water tap, return door to entrance porch providing side access to the property. The main area of garden is predominantly laid to lawn featuring a range of mature shrubs, plants and trees. Towards the end of the garden is a vegetable patch and a storage shed, with enclosed fenced boundaries.

Council Tax Band: D



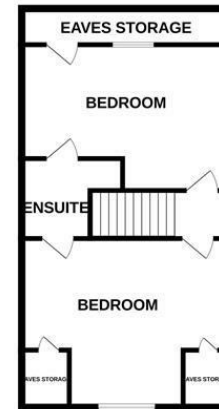
GROUND FLOOR



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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			75
(81-91) B			
(69-80) C			
(55-68) D		56	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			75
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		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.