



ESTATE AGENTS

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Offers In Excess Of £285,000

PCM Estate Agents are delighted to present to the market an opportunity to purchase this OLDER STYLE BAY FRONTED VICTORIAN TERRACED THREE BEDROOMED HOUSE plus LOFT ROOM offered to the market CHAIN FREE!

The property offers modern comforts including gas fired central heating and double glazing. Accommodation is arranged over two floors comprising an entrance hall, OPEN PLAN LOUNGE-DINER, large KITCHEN-BREAKFAST ROOM with access onto the LANDSCAPED GARDEN. To the first floor there is a landing providing access to THREE BEDROOMS and a MODERN SHOWER ROOM in addition to a LOFT ROOM with Velux window and a fixed wooden ladder providing access. Outside, the property has a LANDSCAPED GARDEN with a kitchen garden area, STUDIO/ BAR, canopied hot tub area, ample seating areas and an external wc.

This three bedroomed house is conveniently positioned close to local amenities & popular schooling establishments within the Silverhill region of St Leonards. This property must be viewed to fully appreciate the convenient position on offer, please call the owners agents now to book your viewing.

DOUBLE GLAZED DOOR

Leading to:

VESTIBULE

Further wooden partially glazed door onto:

ENTRANCE HALL

Stairs rising to upper floor accommodation, under stairs storage cupboard, doors to:

DOWNSTAIRS WC

Wash hand basin, low level wc.

LOUNGE

14' into bay x 11'6 (4.27m into bay x 3.51m)

Wood laminate flooring, coving to ceiling, dado rail, television point, electric fire, double glazed bay window to front aspect, French doors to:

DINING ROOM

12'9 x 9'5 (3.89m x 2.87m)

Coving to ceiling, wood laminate flooring, radiator, dado rail, telephone point and return door to entrance hall.

KITCHEN

15'11 x 13'6 (4.85m x 4.11m)

Fitted with a matching range of eye and base level cupboards and drawers with worksurfaces over, tiled splashbacks, inset resin sink with mixer spray tap, electric hob with waist level oven and separate grill, tiled flooring, space and plumbing for washing machine, tumble dryer and dishwasher, space for tall fridge freezer, inset down lights, coving to ceiling, double glazed window and door to rear aspect with views and access to the garden, double glazed window to side. Part of the roof is polycarbonate and the kitchen has been converted with a side extension.

FIRST FLOOR LANDING

Stairs rising to the loft rooms, doors to:

BEDROOM ONE

15' max x 13'8 into bay narrowing to 11'3 (4.57m max x 4.17m into bay narrowing to 3.43m)

Wood laminate flooring, radiator, double glazed bay window to front aspect.

BEDROOM TWO

12'7 x 8'7 (3.84m x 2.62m)

Two built in wardrobes, coving to ceiling, radiator, double glazed window to rear aspect.

BEDROOM THREE

9'3 x 8'3 (2.82m x 2.51m)

Wood laminate flooring, radiator, built in wardrobes, double glazed window to rear aspect with views onto the garden.

SHOWER ROOM

Modern suite comprising a large walk in shower with fitted shower, waterfall style shower head and further hand-held shower attachment, vanity enclosed wash hand basin with chrome mixer tap, dual flush low level wc, ladder style heated towel rail, tiled walls, tiled flooring, down lights, double glazed pattern glass window to side aspect.

LOFT ROOM

13'3 x 10'9 (4.04m x 3.28m)

Velux window to rear aspect, access to eaves storage, wood laminate flooring.

REAR GARDEN

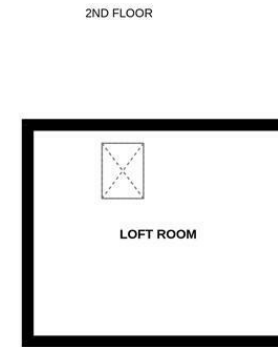
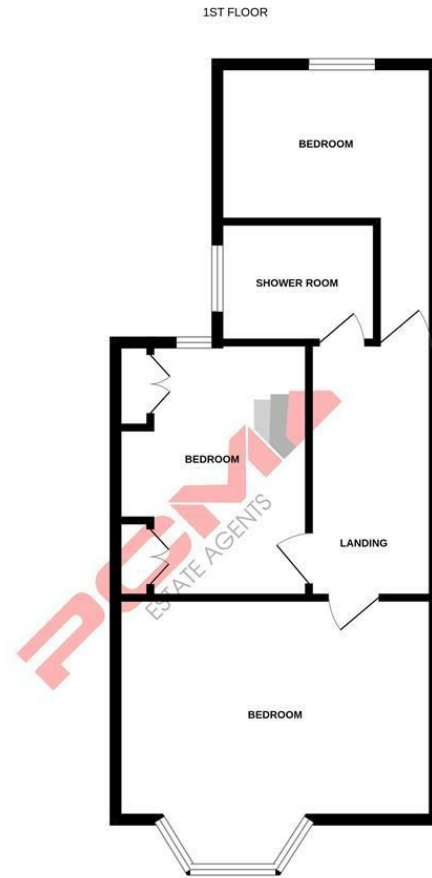
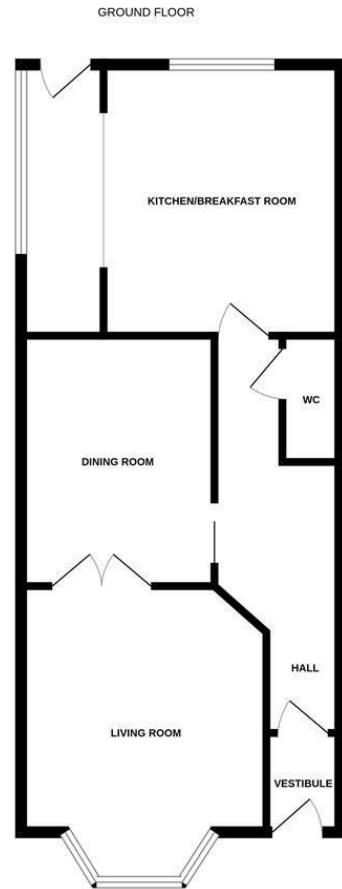
Outside water tap, garden toilet, seating areas with patio and area laid with artificial lawn, area with changing room for the hot tub, canopied raised pond, garden kitchen area.

GARDEN BAR

Insulated with down lights, bar area, doors and windows.

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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(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		
(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	