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Offers In Excess Of £300,000

PCM Estate Agents are delighted to offer for sale this BEAUTIFULLY PRESENTED THREE BEDROOMED HOUSE with LARGE REAR GARDEN, located in this popular region of West St Leonards, within easy reach of the seafront in addition to Bexhill and Hastings town centres.

The property offers spacious accommodation throughout comprising an entrance hallway, lounge, SEPARATE KITCHEN-DINER which is open plan to an additional SUN ROOM that could be utilised as a home office/ playroom, DOWNSTAIRS WC, first floor landing, THREE BEDROOMS and a family bathroom. Externally the property boasts a beautifully presented FAMILY FRIENDLY REAR GARDEN which extends to a GOOD SIZE and is predominantly level, there is also a BALCONY located off the sun room which is ideal for seating and entertaining. To the front of the property is a driveway providing OFF ROAD PARKING.

Located within easy reach of a range of local schooling facilities, the property is considered an IDEAL FAMILY HOME. Please call now to arrange your immediate viewing to avoid disappointment.

PRIVATE FRONT DOOR

Leading to:

ENTRANCE HALLWAY

Stairs rising to first floor accommodation, under stairs storage cupboard, radiator.

LOUNGE

13'10 x 10'1 (4.22m x 3.07m)

Double glazed bay window to front aspect, radiator.

KITCHEN-DINER

16'9 x 11'11 narrowing to 8'5 (5.11m x 3.63m narrowing to 2.57m)

Modern and comprising a range of eye and base level units with worksurfaces over, four ring gas hob with extractor above and oven below, integrated fridge, stainless steel inset sink with mixer tap, open plan to a dining area offering ample space for dining table and chairs and space for American style fridge freezer.

Open plan to:

SUN ROOM

14'11 x 5'4 (4.55m x 1.63m)

Double glazed windows to rear aspect enjoying a pleasant outlook over the garden, radiator, space and plumbing for washing machine and space for tumble dryer, storage cupboard housing wall mounted gas fired boiler.

DOWNSTAIRS WC

Dual flush wc, wash hand basin.

FIRST FLOOR LANDING

Loft hatch.

BEDROOM

11'11 x 10'4 max (3.63m x 3.15m max)

Built in wardrobe with sliding mirrored doors, double glazed window to rear aspect, radiator.

BEDROOM

14'2 x 10'1 max (4.32m x 3.07m max)

Built in wardrobes with sliding mirrored doors, double glazed window to front aspect, radiator.

BEDROOM

8'1 x 6'2 (2.46m x 1.88m)

Double glazed window to rear aspect,.

BATHROOM

Panelled bath with mixer tap and shower attachment, shower screen, dual flush wc, wash hand basin, ladder style radiator, tiled walls, extractor fan, double glazed obscured window to front aspect.

REAR GARDEN

A particular feature of the property, from the sun room is a balcony ideal for seating and entertaining with steps down to the main garden featuring a patio and providing further seating space leading onto a large area of lawn. There is also undercroft storage and towards the end of the garden is a play area.

OUTSIDE - FRONT

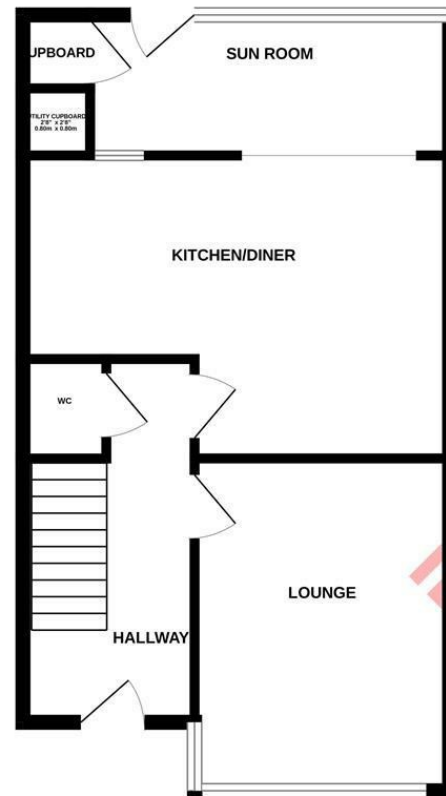
Driveway providing off road parking.

CELLAR

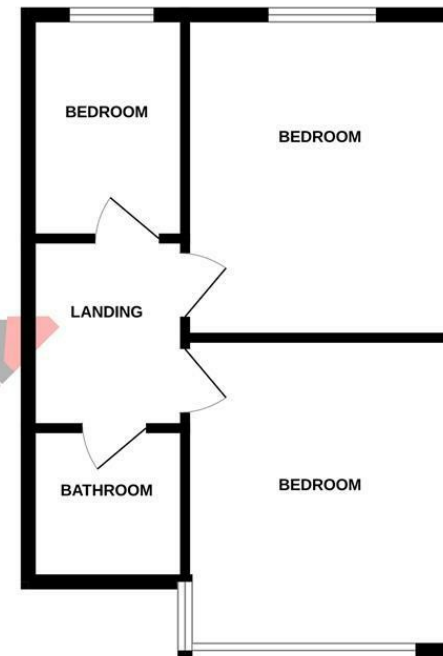
Large and offering ample storage space.



GROUND FLOOR



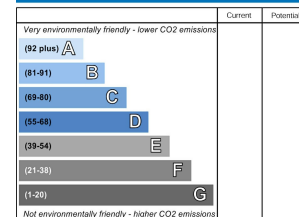
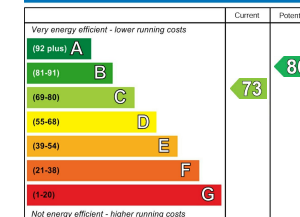
1ST FLOOR



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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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	



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.