



ESTATE AGENTS

31, Upper Church Road, St. Leonards-On-Sea, TN37 7AS

Web: www.pcmestateagents.co.uk
Tel: 01424 839111

Price £449,950

PCM Estate Agents are delighted to present to the market an opportunity to secure this CHAIN FREE FOUR BEDROOMED OLDER STYLE DETACHED FAMILY HOME conveniently located in this sought-after road within St Leonards, within easy reach of popular schooling establishments and a range of local amenities.

Inside the property offers well-proportioned accommodation, IN NEED OF SOME UPDATING in areas but offering LOTS OF POTENTIAL. To the ground floor a spacious entrance hall provides access to a living room, SEPARATE DINING ROOM, LARGE KITCHEN-BREAKFAST ROOM, there is also a ground floor bathroom and toilet, to the first floor there are FOUR BEDROOMS, a family bathroom and a SEPARATE WC. There are benefits including gas central heating, double glazing, OFF ROAD PARKING for multiple vehicles, an ATTACHED GARAGE and an ENCLOSED PRIVATE GOOD SIZED REAR GARDEN which is ideal for families.

Located on this sought-after road within easy reach of bus routes and also access roads leading to nearby Hastings and Battle. This FOUR BEDROOMED DETACHED FAMILY HOME must be viewed to fully appreciate the full potential and overall space on offer.

Offered to the market CHAIN FREE with viewing advised, please call the owners agents now to book your viewing to avoid disappointment.

WOODEN PARTIALLY GLAZED FRONT DOOR

Leading to;

SPACIOUS ENTRANCE HALL

Double radiator, large cupboard, plenty of space for hanging coats and storing shoes, electric meter and overhead storage space housing the consumer unit for the electrics, wall mounted thermostat control for gas fired central heating, picture rail, double radiator, stairs rising to upper floor accommodation, door to;

LIVING ROOM

14' x 12' (4.27m x 3.66m)

Picture rail, double radiator, fireplace, double glazed window to front aspect.

DINING ROOM

13' x 11'5 (3.96m x 3.48m)

Double radiator, fireplace, built in cupboard and sideboard/ display unit to either side of the chimney breast, double glazed window to front aspect.

KITCHEN-BREAKFAST ROOM

18'4 x 15'2 max (5.59m x 4.62m max)

Large under stairs storage cupboard, part tiled walls, tiled flooring, fitted with a range of eye and base level cupboards and drawers with worksurfaces over, space for gas cooker, inset drainer/ sink unit with mixer tap, space and plumbing for washing machine and tumble dryer, space for fridge freezer, radiator, ample space for breakfast table with sliding doors to side lobby, double glazed windows to both side and rear elevations overlooking the garden.

SIDE LOBBY

Door to downstairs bathroom/ wc and wooden partially glazed door to side aspect providing access to the side of the property which then leads to the garden.

BATHROOM

Split into two rooms, panelled bath with mixer tap and shower attachment, tiled splashback, high flush wc, part tiled walls, double glazed windows with obscured glass to side aspect.

HALF LANDING

Large double glazed window to side aspect.

FIRST FLOOR LANDING

Loft hatch providing access to loft space, double radiator, door to;

BEDROOM ONE

17' x 12'9 (5.18m x 3.89m)

Two double radiators, double glazed windows to both side and front elevations.

BEDROOM TWO

13' x 10' (3.96m x 3.05m)

Built in wardrobes, fireplace, wash hand basin, radiator, double glazed window to front aspect.

BEDROOM THREE

13'5 x 8'9 (4.09m x 2.67m)

Wash hand basin, built in wardrobe with mirrored sliding doors, double radiator, double glazed window to both side and rear elevations.

BEDROOM FOUR

9'4 x 6'8 (2.84m x 2.03m)

Telephone point, double glazed window to side elevation, panelled bath with shower over having rain style shower head, pedestal wash hand basin, part tiled walls, double glazed obscured glass window to side aspect.

BATHROOM

Panelled bath with shower over and shower screen, pedestal wash hand basin, tiled walls, double glazed window to front aspect.

SEPARATE WC

Low level wc, tiled walls, double glazed windows with obscured glass to rear aspect.

REAR GARDEN

Mainly laid to lawn with wooden shed, mature shrubs, gates access to front, personal door to attached garage, concrete patio and path abutting the property.

OUTSIDE - FRONT

Off road parking for multiple vehicles, range of mature plants and shrubs.

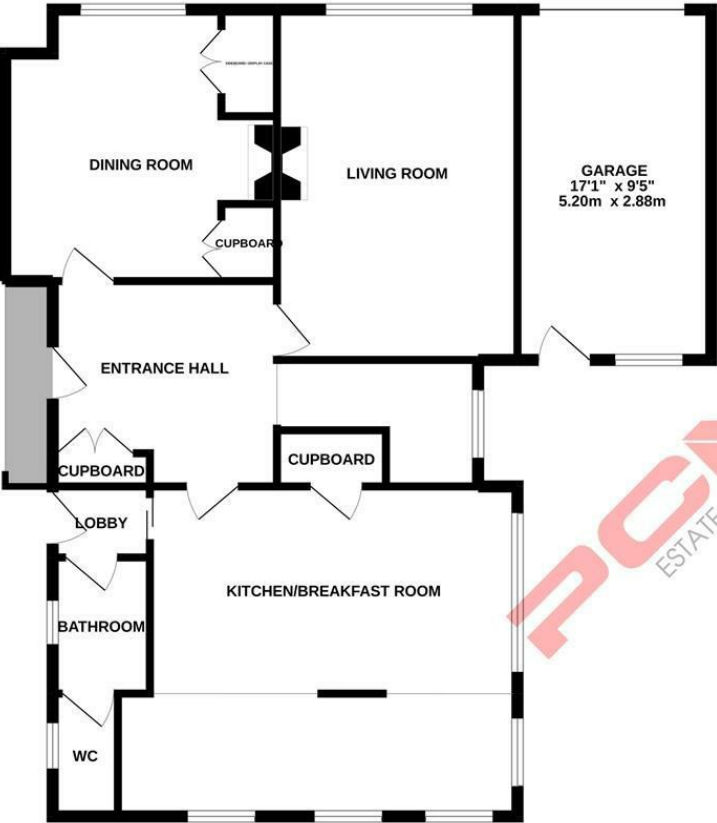
ATTACHED SINGLE GARAGE

Personal door to garden, up and over door to front.

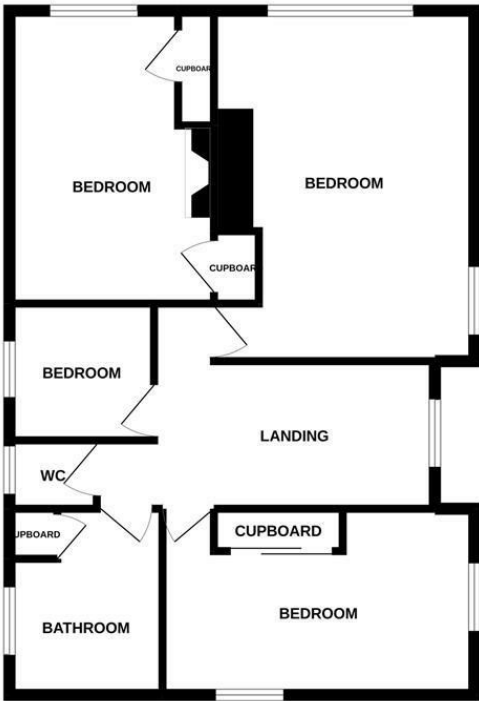
Council Tax Band: E



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.
Made with Metropix ©2022

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.

