



ESTATE AGENTS

7, Hythe Avenue, St. Leonards-On-Sea, TN38 8BE

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

Offers In Excess Of £340,000

PCM Estate Agents are delighted to present to the market an opportunity to acquire this EXCEPTIONAL WELL-PRESENTED and EXTENDED 1930's THREE BEDROOM plus LOFT ROOM SEMI-DETACHED HOUSE. The property benefits from a DRIVEWAY to the front as well as a DOUBLE DRIVE to the rear with CAR PORT and a LARGE GARAGE with electric door. There is a BEAUTIFULLY LANDSCAPED LOW-MAINTENANCE GARDEN and modern comforts including gas central heating and double glazing. Offered of the market CHAIN FREE.

Accommodation is arranged over two floors comprising a porch onto entrance hall, lounge, SEPARATE DINING ROOM, LARGE MODERN KITCHEN with ground floor UTILITY/ BATHROOM, upstairs landing, THREE BEDROOMS and a SHOWER ROOM. There is also a LOFT ROOM. The property is exceptionally well-presented throughout.

Conveniently positioned on this sought-after street within West Leonards, just a short walk from the seafront, within easy reach of nearby amenities, particularly those at Ravenside Retail Park, as well as a number of popular schooling establishments and Combe Valley with its lovely walks.

Viewing comes highly recommended, please call the owners agents now to book your viewing.

DOUBLE GLAZED FRONT DOOR

Opening onto:

PORCH

Practical space for taking off shoes and coats, double glazed pattern glass window to side aspect, wood laminate flooring, door to:

ENTRANCE HALL

Stairs rising to upper floor accommodation, radiator, coving to ceiling, double glazed pattern glass window to side aspect.

LIVING ROOM

13'8 x 12'5 into bay (4.17m x 3.78m into bay)

Oak wood flooring, double radiator, television point, coving to ceiling, electric fire, under stairs storage cupboard, double glazed window to front aspect.

DINING ROOM

11'3 x 9'7 (3.43m x 2.92m)

Continuation of the solid oak flooring, radiator, coving to ceiling, large opening to:

KITCHEN

18'4 x 8'6 (5.59m x 2.59m)

Modern and built with a matching range of eye and base level cupboards and drawers with solid wood worktops over, cupboards and drawers fitted with soft close hinges, tiled splashbacks, integrated appliances including under counter fridge and separate freezer, integrated dishwasher, electric induction hob with oven below, integrated microwave, space for tall fridge freezer, under cupboard lighting, tiled flooring, inset down light, coving to ceiling, triple aspect room with double glazed Velux style eclectic dome window, double glazed pattern glass window to side and double glazed window with French doors to rear providing access and outlook onto the garden.

GROUND FLOOR BATHROOM/ UTILITY

Wall mounted cupboard concealed boiler, tiled walls, tiled flooring, radiator, extractor fan for ventilation, ample storage space, dual flush low level wc, roll top bathtub with chrome mixer tap and shower attachment, vanity enclosed wash hand basin with chrome mixer tap, double glazed pattern glass window to side aspect.

FIRST FLOOR LANDING

Coving to ceiling, continuation of the oak wood flooring.

MASTER BEDROOM

13'4 x 12'6 into bay (4.06m x 3.81m into bay)

Wood flooring, picture rail, two built in wardrobes, radiator, double glazed bay window to front aspect.

BEDROOM

8'5 x 8'2 (2.57m x 2.49m)

Measurement excludes door recess. Picture rail, radiator, built in wardrobe, double glazed window to rear aspect.

BEDROOM

8'1 x 7'4 (2.46m x 2.24m)

Solid oak flooring, radiator, space saver fixed staircase rising to loft room, double glazed window to rear aspect.

SHOWER ROOM

Large walk in shower enclosure with rain style shower head, pedestal wash hand basin, dual flush low level wc, chrome ladder style heated towel rail, tiled walls, non-slip flooring, extractor for ventilation, double glazed pattern glass window to side aspect.

LOFT ROOM

12'5 x 7'5 (3.78m x 2.26m)

Velux style window to both side and front elevations, wood laminate flooring.

OUTSIDE- FRONT

Block paved drive providing off road parking, path to front door, raised planted border, gated side access to the rear garden.

REAR GARDEN

Low maintenance and landscaped with a paved patio, side access to front, gated access to the rear driveway, ample space to sit out and enjoy, planted borders, fenced boundaries, shed.

GARAGE

20'7 x 11'3 (6.27m x 3.43m)

Up and over door, power and light. Located at the rear of the property with door to:

STUDIO

10'5 x 10'4 (3.18m x 3.15m)

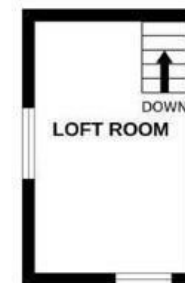
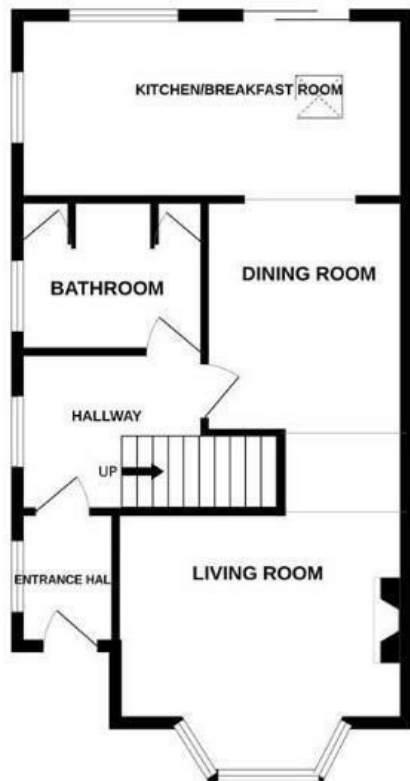
Wood effect vinyl flooring, electric wall heater, power and lighting, double glazed window and door to side elevation, double glazed window and French doors to the rear overlooking and opening onto the garden. This studio offers a practical space that could be used for a home office, garden room or gym.

CAR PORT / DRIVEWAY

Vehicular access from Abbey Drive and Bexleigh Avenue, with power point.

Council Tax Band: B





HYTHE AVENUE

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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