



ESTATE AGENTS

1, Shirley Drive, St. Leonards-On-Sea, TN37 7JW

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Price £525,000

PCM Estate Agents present to the market this CAPTIVATING 1930's DETACHED HOUSE with a DISTINCT CHARM. This FOUR BEDROOM, THREE RECEPTION RESIDENCE offers classic architecture and timeless appeal.

As you enter, there is an impressive hallway with SOLID WOOD FLOORS, the property offers spacious accommodation with THREE LARGE RECEPTION ROOMS that offer flexibility for various living arrangements, seamlessly connecting with the KITCHEN-BREAKFAST ROOM.

Upstairs, you will find FOUR BEDROOMS, bedrooms one and two showcase FAR-REACHING VIEWS over Hastings & St Leonard's, extending towards Eastbourne and the iconic Beachy Head. Convenience is key with two bathrooms and an additional separate WC on this upper floor, ensuring practicality for daily living.

The property further boasts a UTILITY ROOM, while the GARDENS, shielded by trees and hedges, create a private and TRANQUIL OUTDOOR SPACE. The front garden, enclosed for added privacy, complements the overall appeal of the property.

Parking facilities and a DETACHED DOUBLE GARAGE contribute to the convenience of the property. While meticulously cared for over the years, the property presents an exciting opportunity for the new owner to update, enhance and customise the space to contemporary standards as is required in most of the rooms, including the heating and the windows.

Situated in a desirable southwest position, the property enjoys a BRIGHT AND SUNNY outlook. With easy access to local amenities, schools, and transport links,

PORCH

Solid wood front door leading to:

ENTRANCE HALL

Windows either side allowing light to illuminate this impressive entry way, solid wood staircase ascending to the upper floor accommodation, wall mounted thermostat control for gas fired central heating, wood flooring, double radiator,

dado rail. The entrance hall provides access to three reception rooms including a kitchen-dining room and utility.

RECEPTION ROOM ONE

16'6 x 16'5 narrowing to 14'2 (5.03m x 5.00m narrowing to 4.32m)

Dual aspect room with window to front aspect and window to side aspect, French doors opening up onto the impressive garden area, fireplace, cornicing, dado rail, wood flooring, television point.

RECEPTION ROOM TWO

16'1 x 11' (4.90m x 3.35m)

Would have initially been the drawing room with wood flooring, double radiator, cornicing, dado rail, built in recessed shelving, radiator, dual aspect with window to side and front.

RECEPTION ROOM THREE

14'7 max x 14'2 max (4.45m max x 4.32m max)

Could be used as a dining room with serving hatch through to kitchen, dual aspect room with windows to rear and French doors to the side providing access onto the garden which extends off the side of the house. Wood flooring, radiator, cornicing, picture rail.

KITCHEN-BREAKFAST ROOM

15'3 x 9'7 (4.65m x 2.92m)

An impressive feature of this room is the walk in pantry and the kitchen itself is fitted with a range of base level cupboards and drawers with worktops over, inset drainer-sink unit with mixer tap, space for gas cooker, floor standing boiler, wall mounted display cabinets, further pantry style cupboards, inset down lights, window to rear aspect and door leading to:

LOBBY

Wooden partially glazed external door leading to a passage between the house and the double garage. There is also a large cupboards with access to:

DOWNSTAIRS WC

High flush wc, part tiled walls, window to rear aspect.

SEPARATE UTILITY/ FURTHER CLOAKROOM

Space and plumbing for washing machine, low level wc, wash hand basin, window to side aspect.

FIRST FLOOR LANDING

Spacious with wooden floor, double radiator, loft hatch providing access to loft space that spans the entire width of the house, large cupboard with double opening doors, further airing style cupboard housing the immersion heater, large picture window to side aspect, door to:

BEDROOM ONE

16'7 x 14'8 (5.05m x 4.47m)

Double radiator, wood flooring, dual aspect with window to front and window to side overlooking the main section of garden which lies to the side of the property and benefits from far reaching views towards the sea and Beachy Head.

BEDROOM TWO

15' x 14'5 (4.57m x 4.39m)

Wood flooring, double radiator, wash hand basin, dual aspect with window to rear aspect, further window to side aspect with views over the garden and far reaching views over Hastings towards the sea and Beachy Head.

BEDROOM THREE

15'9 x 10'9 (4.80m x 3.28m)

Radiator, window to front aspect.

BEDROOM FOUR

11'1 x 8'1 (3.38m x 2.46m)

Radiator, wood flooring, window to front aspect.

BATHROOM

Panelled bath, low level wc, pedestal wash hand basin, wood laminate flooring, built in cupboard, radiator, window to rear aspect.

ADDITIONAL BATHROOM

Panelled bath, pedestal wash hand basin, part tiled walls, heated towel rail, two windows to rear aspect.

SEPARATE WC

Low level wc, part tiled walls, wood laminate flooring, window to rear aspect.

GARDENS

The property occupies a corner plot position which corners onto Shirley Drive and Sedlescombe Road North. To the front accessed via Shirley Drive is a pathway leading to the property with sections of lawn either side. The road is shielded and screened by a variety of mature trees and shrubs. Vehicular access is located to the side on Sedlescombe Road North and offers ample off road parking with access to a detached double garage.

The rear/ side gardens are mainly laid to lawn and shielded with a variety of mature plants, shrubs and trees.

DOUBLE GARAGE

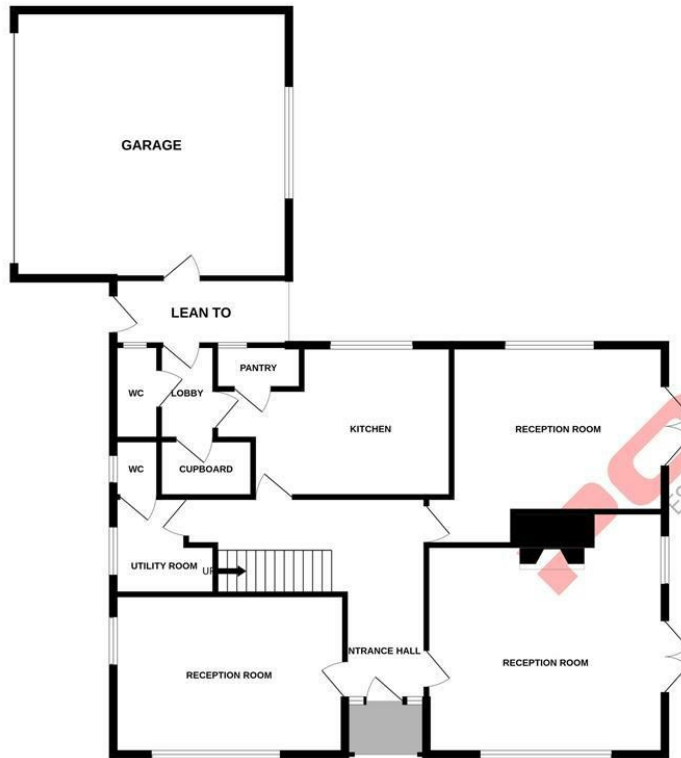
Double opening doors, window to rear aspect.







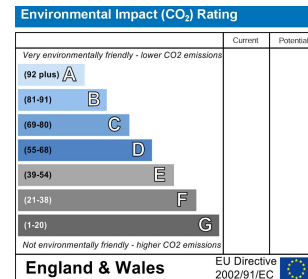
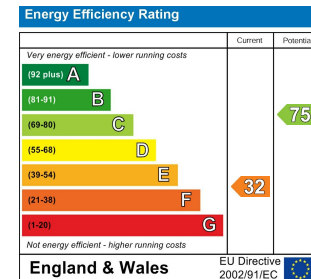
GROUND FLOOR



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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