



370, Bexhill Road, St. Leonards-On-Sea, TN38 8AS

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Price £289,950

PCM Estate Agents are delighted to present to the market an opportunity to secure this OLDER STYLE THREE BEDROOM SEMI-DETACHED HOUSE with a LARGE FAMILY FRIENDLY REAR GARDEN and LARGE GARAGING to the rear. The property also has the benefit of gas central heating and double glazing.

Whilst the house itself is IN NEED OF SOME MODERNISATION, it offers the perfect opportunity for the eventual buyer to put their own personality into this lovely home. To the front, there is an area that offers potential for off road parking, subject to planning consents for lowering the kerb, whilst to the rear is an EXPANSIVE FAMILY FRIENDLY GARDEN with access to the aforementioned GARAGE, and TIMBER FRAMED GARAGE with high ceilings being suitable for a larger vehicle.

Inside, the accommodation comprises an entrance hall, DOWNSTAIRS WC, lounge, SEPARATE DINING ROOM, kitchen, upstairs landing, THREE BEDROOMS and a WET ROOM.

Conveniently positioned within easy reach of amenities in the immediate area including Aldi, bus routes providing access to nearby Ravenside Retail Park and Hastings town centre, recreation ground, Combe Valley and St Leonards seafront.

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

DOUBLE GLAZED FRONT DOOR

Opening to:

ENTRANCE HALL

Stairs rising to upper floor accommodation, double glazed window to front aspect with pattern glass, under stairs storage cupboard, radiator, wood laminate flooring, telephone point, doors to:

DOWNSTAIRS WC

Low level wc, part tiled walls, double glazed pattern glass window to side aspect.

LOUNGE

14' into bay x 11'7 (4.27m into bay x 3.53m)

Radiator, fireplace, picture rail, television point, double glazed bay window to front aspect.

DINING ROOM

10'9 x 12'5 (3.28m x 3.78m)

Radiator, coving to ceiling, fireplace, double glazed French doors to garden.

KITCHEN

13'10 x 7'9 (4.22m x 2.36m)

Fitted with a matching range of eye and base level cupboards and drawers with worksurfaces over, space for electric cooker, inset drainer-sink unit with mixer tap, space and plumbing for

washing machine, space for tall fridge freezer, wall mounted cupboard concealed boiler, wood laminate flooring, part tiled walls, double glazed windows to side and rear elevations, double glazed door to garden.

FIRST FLOOR LANDING

Half landing with double glazed window having pattern glass to side aspect, main landing providing access to:

BEDROOM

14'8 x 11'10 (4.47m x 3.61m)

Radiator, picture rail, tiled fireplace, double glazed window to front aspect.

BEDROOM

12'8 x 10'7 (3.86m x 3.23m)

Tiled fireplace, radiator, picture rail, double glazed window to rear aspect having views onto the garden and far reaching views to the recreation ground to the rear.

BEDROOM

8'6 x 7'2 (2.59m x 2.18m)

Built in cupboard, double glazed window to rear aspect with views onto the garden and far reaching views to the recreation ground to the rear.

WET ROOM

Shower, low level wc, wash hand basin, tiled walls, non-slip flooring, wall mounted Newiec fan heater, extractor for ventilation, double glazed pattern glass window to side aspect.

OUTSIDE - FRONT

Potential for off road parking, subject to consents for a dropped kerb.

REAR GARDEN

Large with a lawned area, raised pond, patio, wooden shed, summer house, fenced boundaries and gated side access. Further access to:

LARGE TIMBER GARAGE

27' x 13'5 (8.23m x 4.09m)

Power and light, large wooden double opening doors, single door to the side aspect, opening to:

GARAGE

16' x 9'4 (4.88m x 2.84m)

Up and over door, access into:

WORKSHOP

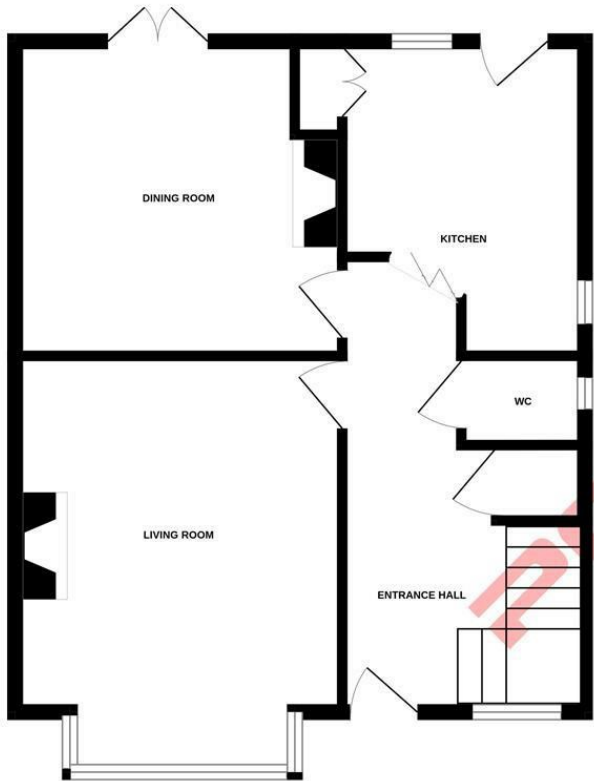
12' x 8'4 (3.66m x 2.54m)

Power and light.

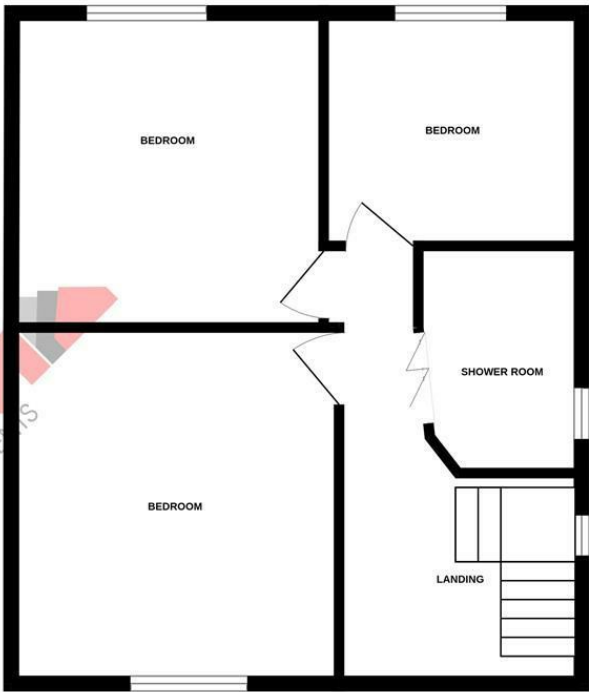
Council Tax Band: B



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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