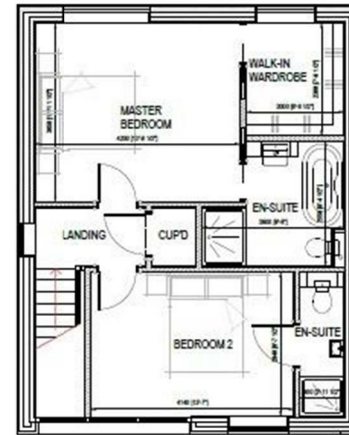


LOWER GROUND FLOOR PLAN
(71.5m²)



UPPER GROUND FLOOR PLAN
(50.9m²)



FIRST FLOOR PLAN
(50.9m²)



ESTATE AGENTS

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Price £500,000

***** INVESTMENT OPPORTUNITY***HOUSE WITH BUILDING PLOT*****

PCM Estate Agents are delighted to present to the market an opportunity to acquire a BUILDING PLOT with PLANNING PERMISSION in place for a THREE BEDROOM, THREE STOREY DETACHED DWELLING to be built in addition to acquiring a BEAUTIFULLY PRESENTED THREE BEDROOMED SEMI-DETACHED HOUSE which is included within the price and benefits from PARKING and a BEAUTIFULLY LANDSCAPED GARDEN.

Planning Ref: HS/FA/22/00938.

Planning permission is in place on the plot for a detached house comprising a spacious entrance hall, wc, living room with access onto a LARGE SUN TERRACE and BEDROOMS TWO AND THREE that have an EN SUITE. To the lower floor is an IMPRESSIVE OPEN PLAN KITCHEN-DINING FAMILY ROOM located off a spacious lobby with a DOWNSTAIRS WC and a separate UTILITY SPACE. To the first floor there is a MASTER BEDROOM with WALK IN WARDROBE and an EN SUITE BATHROOM in addition to a second bedroom with EN SUITE.

The existing property which is located to the side of the building plot offers well-proportioned and REFURBISHED ACCOMMODATION comprising a porch, entrance hall DUAL ASPECT LIVING ROOM, MODERN KITCHEN-BREAKFAST ROOM, separate UTILITY, ORANGERY/ DINING ROOM and a DOWNSTAIRS WC. To the upstairs the landing provides access to THREE BEDROOMS and a bathroom with separate wc. The existing house also has OFF ROAD PARKING for two vehicles side-by-side and a BEAUTIFULLY LANDSCAPED TERRACED GARDEN with LOVELY SEA VIEWS.

This is a great opportunity to acquire the existing THREE BEDROOM SEMI-DETACHED HOUSE with a BUILDING PLOT with planning to build a one-off property.

COMPOSITE DOUBLE GLAZED FRONT DOOR

Opening to:

EXTERNAL PORCH

Down lights, further composite double glazed front door opening to:

ENTRANCE HALL

Stairs rising to upper floor accommodation, coving to ceiling, inset down lights, Amtico flooring, door to:

DUAL ASPECT LIVING ROOM

17'5 x 10'8 (5.31m x 3.25m)

Cornicing with feature up lighting, Amtico flooring, two radiators, television point, wall mounted electric fire, telephone point, dual aspect with double glazed windows to front and rear having pleasant views onto the garden.

KITCHEN-BREAKFAST ROOM

14'2 narrowing to 9'9 x 13'3 (4.32m narrowing to 2.97m x 4.04m)

Bespoke modern newly fitted kitchen, built with a matching range of eye and base level cupboards and drawers fitted with soft close hinges, granite countertops and matching upstands over, electric induction hob with fitted cooker hood over, waist level oven and integrated microwave, stainless steel sink with moulded drainer into granite worktop with a mixer spray tap in addition to a kettle tap, inset down lights, cornicing, Amtico flooring, under stairs storage cupboard, breakfast bar seating area, radiator, storage cupboard, integrated dishwasher and tall fridge freezer, dual aspect room double glazed windows to side and rear having views of the sea, door to utility/ wc and further doors opening to the orangery.

UTILITY

7'2 x 5' (2.18m x 1.52m)

Wall mounted boiler, Amtico flooring, radiator, inset down lights, space and plumbing for washing machine and tumble dryer set beneath kitchen worktops, wall mounted cupboards, shelving, double glazed window to front and double glazed door opening to side.

WC

Low level wc and a ladder style heated towel rail, Amtico flooring, down lights, double glazed frosted glass window to side aspect.

ORANGERY

10'9 x 10'2 (3.28m x 3.10m)

Brick construction, Amtico flooring, radiator, cornicing with feature up lighting, telephone and television points, triple aspect with double glazed windows to side and rear with views onto the garden, double glazed sliding doors with

glass balustrade to a Juliette balcony allowing for those lovely views extending over open fields and out to sea.

FIRST FLOOR LANDING

Cornicing, down lights, radiator, storage cupboard, double glazed window to rear aspect.

BEDROOM ONE

12'2 x 10'9 (3.71m x 3.28m)

Cornicing, radiator, built in wardrobes, double glazed window to front aspect.

BEDROOM TWO

11' x 8'8 (3.35m x 2.64m)

Measurement excludes door recess. Cornicing, radiator, built in wardrobes, double glazed window to front aspect.

BEDROOM THREE

8'3 x 7'65 (2.51m x 2.13m)

Radiator, cornicing, built in wardrobes, double glazed window to rear aspect with views onto the garden and partial views of the sea.

BATHROOM

P shaped panelled Jacuzzi bath with mixer tap and shower attachment, glass shower screen, vanity enclosed wash hand basin with mixer tap and storage set beneath, ladder style heated towel rail, down lights, cornicing, tiled walls, Amtico flooring, double glazed frosted glass window to rear aspect.

SEPARATE WC

Concealed cistern dual flush low level wc, vanity enclosed wash hand basin with chrome mixer tap and tiled splashback, Amtico flooring, cornicing, down lights, ladder style heated towel rail, double glazed frosted glass window to rear aspect.

OUTSIDE - FRONT

Landscaped front garden with double opening gates to a double width driveway and fenced boundaries.

REAR GARDEN

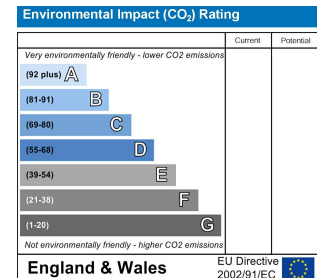
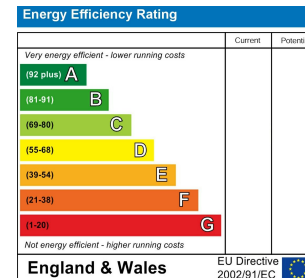
Beautifully landscaped and relatively low-maintenance, terraced and laid with

artificial lawn, planted borders, fenced boundaries, feature gated side access. A delightful feature of this low-maintenance garden is the canopied patio measuring 20'10 x 9', being timber construction with power and light, barbequing area with drinks and food prep area which is open to the side to allow for those lovely views extending over open fields and out to sea.









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.