



ESTATE AGENTS

3, Bulverhythe Road, St. Leonards-On-Sea, TN38 8AA

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Price £325,000

PCM Estate Agents are delighted to present to the market an opportunity to secure this spacious THREE BEDROOM VICTORIAN BAY FRONTED SEMI-DETACHED HOUSE, offering spacious accommodation and HIGH CEILINGS, located in the highly sought-after region of West St Leonards, within walking distance of the sea.

Accommodation comprises an entrance porch, a welcoming entrance hall, a BAY FRONTED LOUNGE, separate DINING/ RECEPTION ROOM with a CHARMING WOOD BURNING STOVE opening onto a BRIGHT KITCHEN-BREAKFAST ROOM, enjoying an abundance of natural light and providing access to the cellar and garden. To the first floor there are THREE BEDROOMS, one of which benefitting from an EN-SUITE BATHROOM in addition to a separate MODERN SHOWER ROOM. The CELLAR covers the full footprint of the house and the loft space is boarded with three Velux windows. Externally the property offers a SOUTH FACING, SUNNY, LOW-MAINTENANCE REAR GARDEN, making it an ideal space for outdoor dining and entertaining.

Positioned close to amenities including popular schooling establishments, local bus routes and St Leonards railway station with convenient links to London, St Leonards seafront, promenade and Ravenside Retail Park.

Please contact the owners agents today to arrange your viewing and fully appreciate this BEAUTIFUL FAMILY HOME.

PRIVATE FRONT DOOR

Opening into:

ENTRANCE PORCH

Radiator, picture rail, double glazed window to side aspect, further door opening to:

HALLWAY

Space for coat and shoe storage, two under stairs storage cupboards, wall mounted thermostat, door to:

RECEPTION ROOM

17'3 x 11'2 (5.26m x 3.40m)

Exposed wooden floorboards, picture rail, feature fire surround with wood burning stove on a tiled hearth, two double glazed windows to side aspect, opening to:

KITCHEN-BREAKFAST ROOM

17'6 x 8'5 (5.33m x 2.57m)

Breakfast bar, wood flooring, double glazed Velux window, patio doors opening to the rear garden. The kitchen comprising a range of eye and base level units, space and plumbing for washing machine and slimline dishwasher, space for tall fridge freezer, four ring electric hob with electric oven below and extractor fan above, stainless steel inset sink with mixer tap, part tiled walls, access to cellar via hatch, double glazed window to rear aspect with views onto the garden.

LOUNGE

13'7 max into bay x 13'2 (4.14m max into bay x 4.01m)

Exposed wooden floorboards, radiator, original ceiling rose, cornicing, double glazed bay window to front aspect.

FIRST FLOOR LANDING

Loft hatch with pull down ladder to a boarded loft space with three Velux windows, doors to:

BEDROOM

13'7 x 13'4 into wardrobe (4.14m x 4.06m into wardrobe)

Exposed wooden floorboards, built in wardrobes with hanging space and shelving above and below, radiator, double glazed bay window to front aspect.

BEDROOM

11'4 x 7'6 (3.45m x 2.29m)

Radiator, double glazed bay window to side aspect, further door to:

EN-SUITE

8'3 x 6'3 (2.51m x 1.91m)

Panelled bath with mixer tap and shower attachment, wash hand basin, wc, storage cupboard housing the wall mounted boiler, hot water tank, additional cupboard with shelving space.

BEDROOM

11'2 x 9'5 (3.40m x 2.87m)

Radiator, double glazed window to rear aspect.

SHOWER ROOM

Comprising a walk-in shower, wash hand basin with mixer tap, low level dual flush wc, heated towel rail, part tiled walls, tiled flooring, extractor fan, frosted double glazed window to side aspect.

OUTSIDE - FRONT

Gated access to front garden, small area of patio and additional space to house bins, fenced boundaries, brick wall to front and a range of mature shrubs.

REAR GARDEN

Two good sized areas of patio, the first of which being the ideal space to enjoy a morning coffee, along with side gated access and steps down to the second large area of patio, providing the perfect space for outdoor dining and entertaining. There is also a storage shed, rear decked area, brick and fenced boundaries to the side and rear aspect.

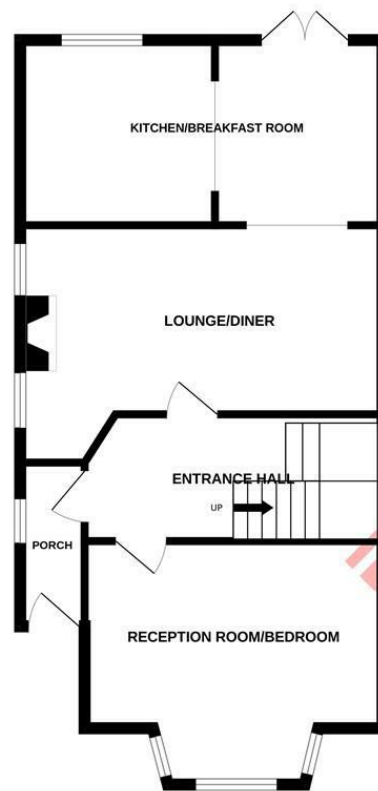
AGENTS NOTE

The vendor has advised that a new boiler was installed in 2025.

Council Tax Band: C



GROUND FLOOR
596 sq.ft. (55.3 sq.m.) approx.



1ST FLOOR
488 sq.ft. (45.4 sq.m.) approx.



BULVERHYTHE ROAD

TOTAL FLOOR AREA: 1084 sq.ft. (100.7 sq.m.) approx.

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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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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	