



ESTATE AGENTS

**304, Bexhill Road, St. Leonards-On-Sea, TN38 8AL**

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**Guide Price £325,000**

**\*\* GUIDE PRICE £325,000 TO £350,000 \*\***

PCM Estate Agents are delighted to present to the market an opportunity to secure this **EXTENDED THREE BEDROOM DETACHED FAMILY HOME** that is **IN NEED OF MODERNISATION THROUGHOUT**.

Accommodation comprises a **GOOD SIZED LOUNGE** opening to a **LARGE DINING ROOM** which in turn opens to a **LARGE KITCHEN-BREAKFAST ROOM** being in need of modernisation and a **DOWNSTAIRS SHOWER ROOM**. Upstairs, the property benefits from **THREE DOUBLE BEDROOMS** and a family bathroom.

Conveniently located in this highly sought-after region of West St Leonards, within easy reach of the seafront, Ravenside Retail Park and other amenities within the area. Please call the owners agents now to avoid disappointment.

#### **UPVC PRIVAT FRONT DOOR**

Opening to:

#### **ENTRANCE HALL**

Good size with under stairs storage providing ample space for coats and shoes, wall mounted thermostat, opening up onto an additional area for storage, double glazed window to rear aspect, opening to:

#### **LOUNGE**

12'6 x 10'8 (3.81m x 3.25m)

Double glazed bay window to front aspect, wall mounted lights, radiator, opening to:

#### **DINING ROOM**

12'6 x 10'9 (3.81m x 3.28m)

Double glazed window to front aspect, wall mounted lights, electric consumer unit, radiator, further opening to:

#### **KITCHEN-BREAKFAST ROOM**

18'6 x 8'3 (5.64m x 2.51m)

In need of modernisation but fitted with a range of eye and base level units, four ring gas stove, space for tall freestanding fridge freezer, electric oven, inset stainless steel sink with mixer tap, space for washing machine, space for tumble dryer, comb boiler, double glazed windows to side and rear aspect with rear door providing access onto the garden.

#### **SHOWER ROOM**

Mains pressure shower, dual flush wc, wash hand basin with mixer tap, radiator, extractor fan, double glazed window to side aspect.

#### **FIRST FLOOR LANDING**

Loft hatch, storage cupboard with hanging space and storage above.

#### **BEDROOM**

12'6 x 10'7 (3.81m x 3.23m)

Double glazed window to front aspect, radiator.

#### **BEDROOM**

12'5 x 10'8 (3.78m x 3.25m)

Built in wardrobe, radiator, double glazed window to front aspect.

#### **BEDROOM**

18'3 x 7'9 (5.56m x 2.36m)

Built in wardrobes, radiator, double glazed windows to side and rear aspect providing views over the Bulverhythe recreational ground.

#### **BATHROOM**

In need of modernisation and comprising a panelled bath with mixer tap, wc, wash hand basin, bidet, part tiled walls, frosted double glazed window to rear aspect.

#### **REAR GARDEN**

In need of cultivation with a good sized area of patio, steps down to a further small area of patio providing access to the garage. The garden is a good size and houses additional workshop, storage shed, fenced boundaries and mainly laid to lawn.

#### **GARAGE**

Up and over door, space for workshop, personal door opening to a further area of workshop/ storage space.

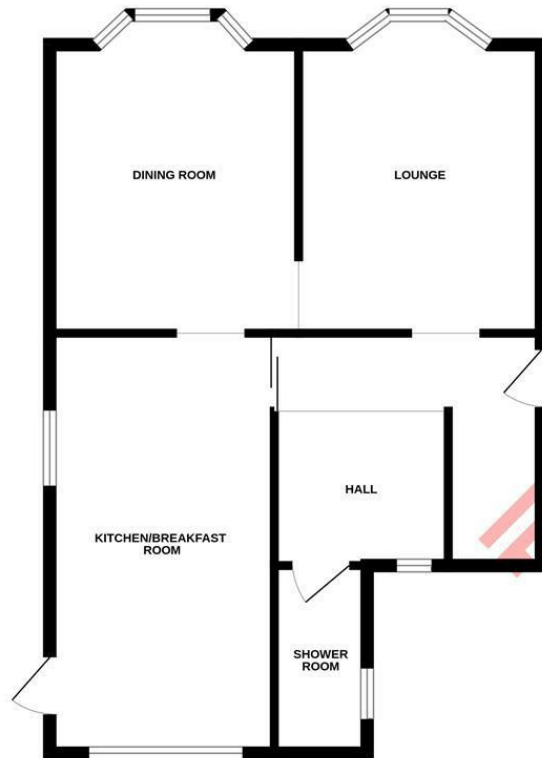
#### **OUTSIDE - FRONT**

Off road parking for multiple vehicles, further access to the garage via a wooden gate, side access gate, small area of lawn and established bushes.

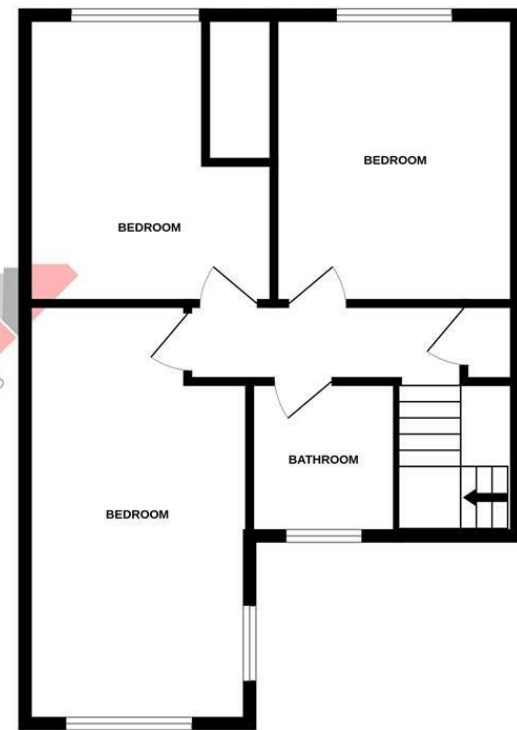
Council Tax Band: C



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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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) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |

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