PCM ESTATE AGENTS

The Old Coach House, 16, Upper Glen Road, St. Leonards-On-Sea, TN37 7AX

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Price £315,000

PCM Estate Agents welcome to the market this TWO BEDROOM DETACHED COTTAGE bursting with CHACRACTER and located within a sought-after region of St Leonards. The property enjoys a LARGE FRONTAGE accessed via gates and features AMPLE PARKLING and WELL-PRESENTED GARDENS.

Inside, the accommodation comprises an entrance hallway, LOUNGE with FEATURE LOG BURNING STOVE, DINING ROOM with fireplace, KITCHEN-BREAKFAST ROOM and a WC/ UTILITY ROOM. To the first floor there are TWO DOUBLE BEDROOMS and a bathroom.

The property is set back from the road and the PRIVATE GATES lead to the main gardens which comprise a large area of hard-standing providing AMPLE OFF ROAD PARKING in addition to the WELL-PRESENTED GARDENS and an OUTBUILDING/ HOME OFFICE with heating and power.

Please call now to arrange your immediate viewing to avoid disappointment.

DOUBLE DOORS
Leading to:

ENTRANCE HALLWAY
Stairs rising to upper floor accommodation, double glazed window to front aspect.

LOUNGE
17'5 max x 13'10 max (5.31m max x 4.22m max)
Spacious light and airy room with feature log burner, double glazed bay window to front aspect, radiator, exposed wooden floorboards.

DINING ROOM
17'3 max x 14' (5.26m max x 4.27m)
Double glazed bay window to front aspect, feature fireplace, built in storage cupboard, radiator, exposed wooden floorboards, door to:

INNER HALLWAY
Radiator, loft hatch.

KITCHEN-BREAKFAST ROOM
12'10 x 11'7 max (3.91m x 3.53m max)
Comprising a range of base level units with worksurfaces over, five ring gas hob with oven below, space for fridge freezer, further under cabinet space for appliance, ample space for breakfast table and chairs, double glazed windows to front and side aspects.

WC/ UTILITY
Space and plumbing for washing machine, further under cabinet space for appliance, wc, wash hand basin with tiled splashbacks, double glazed window to front aspect.

FIRST FLOOR LANDING
Radiator.

BEDROOM
15'4 x 13'10 (4.67m x 4.22m)
Double glazed windows to front and rear aspect, radiator, loft hatch.

BEDROOM
15' x 10'1 narrowing to 8' (4.57m x 3.07m narrowing to 2.44m)
Double glazed window to front aspect, radiator.

BATHROOM
Roll top bath with mixer tap and shower attachment, wc, wash hand basin, heated towel rail, double glazed window to front aspect.

OUTSIDE
The property is set back from the road with double gates providing access to a block paved driveway providing off road parking for multiple vehicles. The garden area is partly laid to lawn and features a range of mature shrubs, plants and trees, seating area laid with gravel, covered seating area and storage shed/ workshop. There is also a further area of garden to the right hand side of the driveway.

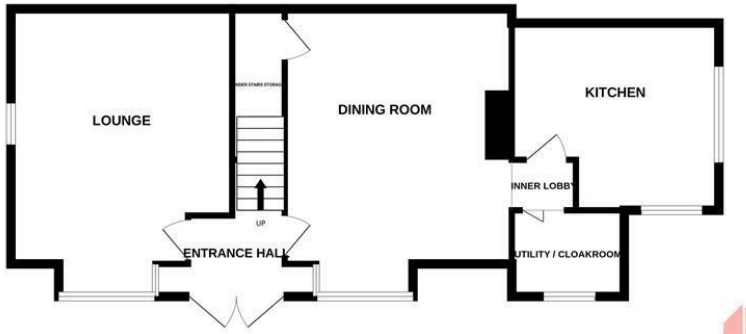
OUTBUILDING
11'7 x 9' (3.53m x 2.74m)
Insulated being featuring power, lighting and heating, double glazed window and double glazed doors. this room is considered ideal for additional living accommodation/ home office.

Council Tax Band: D

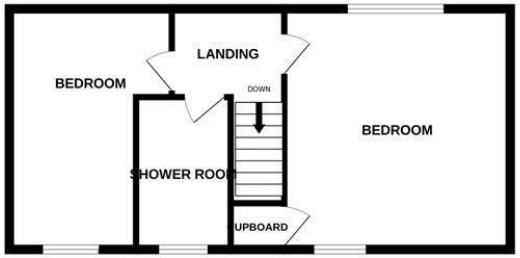
ALL YOU
NEED
IS LOVE

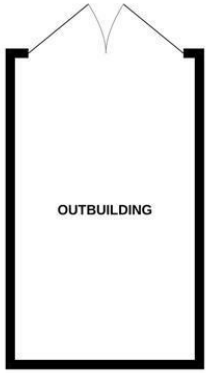
HOME
Blackberries
Home made

GROUND FLOOR



1ST FLOOR





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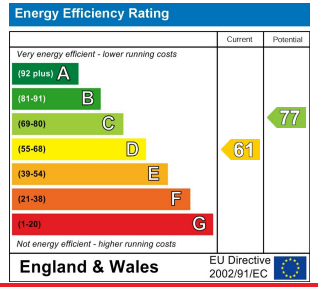

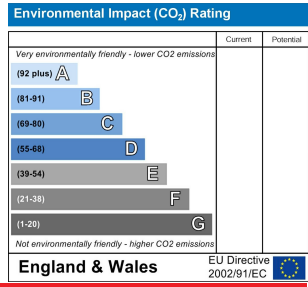

PCM endeavour to maintain accurate depictions of properties in Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection. PCM have not tested any services, appliances, equipment or facilities, and nothing in these details should be deemed to be a statement that they are in good working order or that the property is in good structural condition or otherwise.