



ESTATE AGENTS

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

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Offers In Excess Of £320,000

PCM Estate Agents are delighted to present to the market this spacious THREE BEDROOM OLDER STYLE SEMI-DETACHED HOUSE, conveniently positioned on this sought-after road within West St Leonards. There is a LOW-MAINTENANCE GARDEN, GARAGE and WORKSHOP, whilst also benefitting from a LOFT ROOM and a LARGE BASEMENT.

The property offers modern comforts including gas fired central heating, double glazing and accommodation arranged over two floors comprising a vestibule onto a spacious entrance hall, BAY FRONTED LOUNGE, separate DINING ROOM which leads to the kitchen, separate UTILITY and a DOWNSTAIRS WC. The entrance hall also provides access to the BASEMENT and to the first floor where you will find a spacious landing leading to a MASTER BEDROOM with EN-SUITE bathroom, TWO FURTHER WELL-PROPORTIONED BEDROOMS and SHOWER ROOM. There is also a fixed ladder style stairs leading to the LOFT ROOM, with heating and window to the side elevation.

Conveniently positioned within easy reach of the seafront and amenities within West St Leonards, including West St Leonards railway station, medical practice and a variety of shops.

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

DOUBLE GLAZED FRONT DOOR

Opening into:

SPACIOUS VESTIBULE

High ceilings with cornicing, wood flooring, radiator, dado rail, offering a practical place to take off shoes and hang coats, further wooden partially glazed door with leaded light coloured glass insert opening to:

SPACIOUS HALLWAY

Ample storage space, cornicing, dado rail, wood flooring, stairs rising to upper floor accommodation, door leading to a staircase descending to the basement, radiator, double glazed window to side aspect, opening to:

LIVING ROOM

15'1 into bay x 14' (4.60m into bay x 4.27m)

High ceilings with picture rail, double radiator, wood flooring, wooden fireplace with tiled hearth and inset wood burning stove, television point, double radiator, single radiator, double glazed bay window to front aspect.

DINING ROOM

13'4 x 11'3 (4.06m x 3.43m)

Wood flooring, fireplace, double radiator, high ceiling with coving, double glazed French doors opening onto the garden and providing a pleasant outlook, large double opening providing access to:

KITCHEN

12'4 x 8'7 (3.76m x 2.62m)

Fitted with a matching range of eye and base level cupboards and drawers with worksurfaces over, inset drainer-sink unit with mixer tap, space for a range style gas cooker, space and plumbing for dishwasher, space for American style fridge freezer, double glazed window to side aspect, doorway leading to:

UTILITY

7'8 x 5'9 (2.34m x 1.75m)

Radiator, wood laminate flooring, space and plumbing for washing machine and tumble dryer, range of fitted cupboards, double glazed window to side aspect, door to:

WC

Low level wc, wall mounted electric radiator, double glazed window and door to rear aspect.

FIRST FLOOR LANDING

Half landing with radiator, stairs rising to the main landing with fixed ladder style staircase leading to the loft room, radiator, doors opening to:

BEDROOM

13'8 x 12'4 (4.17m x 3.76m)

Wood flooring, double radiator, high ceilings, picture rail, two double glazed windows to front aspect, door to:

EN SUITE BATHROOM

Corner Jacuzzi style bathtub with mixer tap and shower attachment, low level wc, pedestal wash hand basin, double radiator, high ceilings with coving, wood laminate flooring, partially wood panelled walls, double glazed window to front aspect.

BEDROOM

11' x 11'3 (3.35m x 3.43m)

Wood flooring, high ceilings, window seat, double radiator, double glazed window to rear aspect.

BEDROOM

10'4 x 8'5 (3.15m x 2.57m)

Double radiator, wood flooring, high ceiling, double glazed window to rear aspect.

SHOWER ROOM

Corner walk in shower enclosure with electric shower, low level wc, pedestal wash hand basin, part tiled walls, double glazed window with opaque glass to side aspect.

LOFT ROOM

13' x 13'9 (3.96m x 4.19m)

Access to eaves storage, wood laminate flooring, radiator.

BASEMENT

Offering various chambers with a good head high.

REAR GARDEN

Low maintenance and landscaped with patio offering ample space to entertain or eat al-fresco, a productive grape vine, gated side access to the front, external power points and water tap.

GARAGE

13'7 x 8'7 (4.14m x 2.62m)

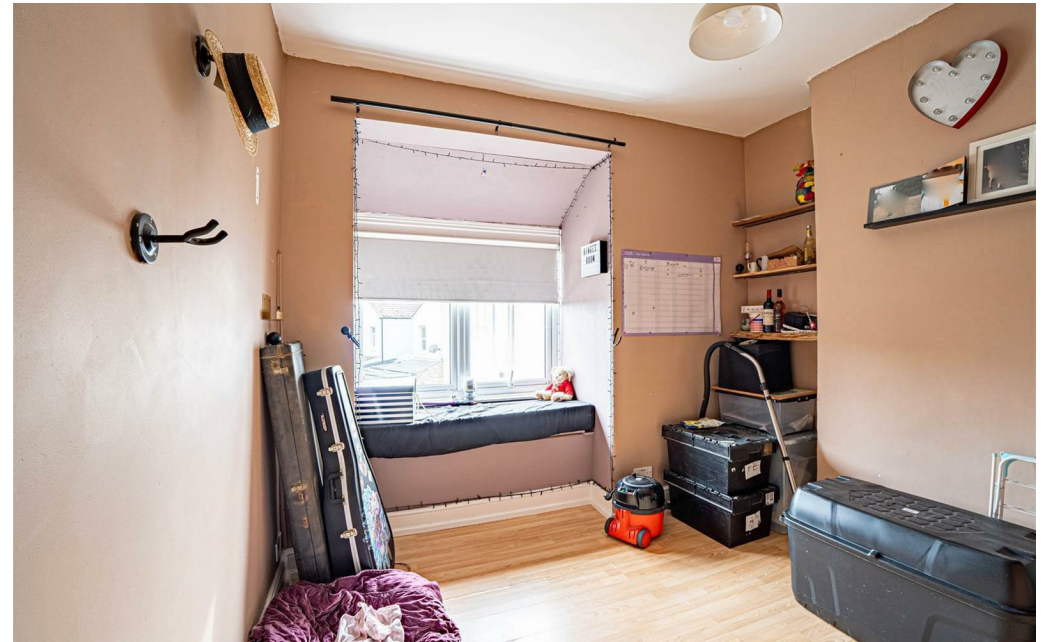
Double glazed French doors to rear, window to side aspect, power and lighting. There are also double opening doors but there is a temporary partition which would need to be removed if you are intending to bring a car in. Could be utilised as a motorcycle garage with current set up.

WORKSHOP

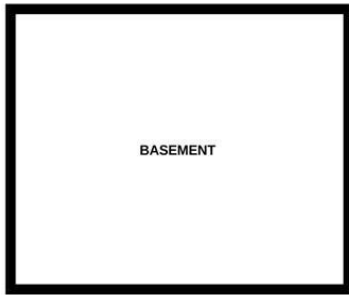
11'10 (3.61m)

Extension of the garage and used as a workshop, with double glazed French doors, access to power and light.

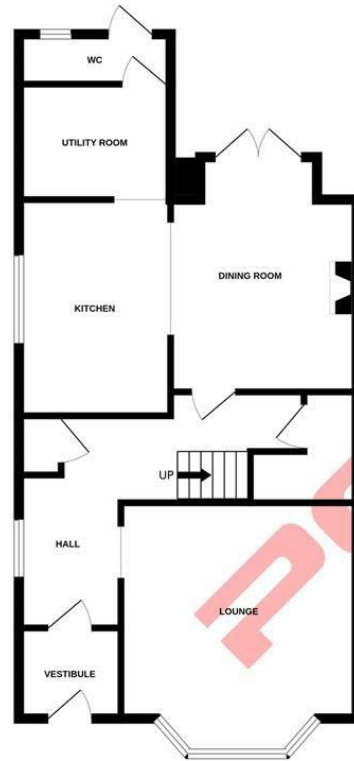
Council Tax Band: B



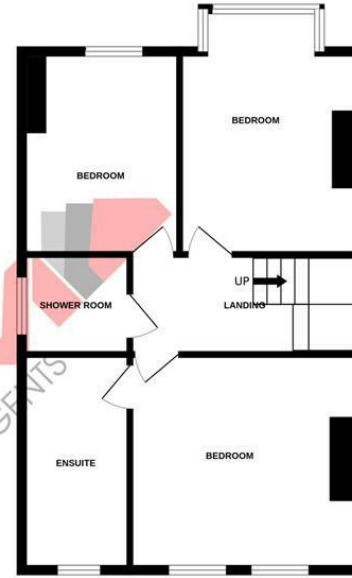
BASEMENT



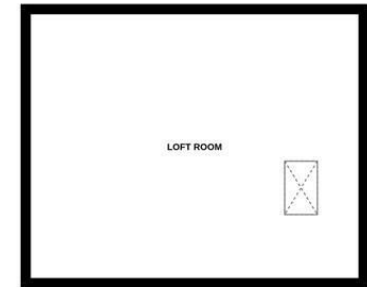
GROUND FLOOR



1ST FLOOR



2ND 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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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		

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.