PCM
ESTATE AGENTS

467, Bexhill Road, St. Leonards-On-Sea, TN38 8AT

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Price £285,000

PCM Estate Agents welcome to the market an exciting opportunity to acquire this OLDER STYLE, SEMI-DETACHED, THREE BEDROOM HOUSE, having been EXTENDED to the rear and offering accommodation over two floors.

Accommodation comprises an entrance hall, lounge, kitchen, DINING ROOM and a ground floor SHOWER ROOM. Upstairs, there are THREE BEDROOMS and a bathroom. The property also enjoys gas central heating, double glazing and a GOOD SIZED GARDEN.

Conveniently located within easy reach of amenities within St Leonards, close to Ravenside Retail Park and Combe Valley Country Park. Please call the owners agents now to book your viewing and avoid disappointment.

DOUBLE GLAZED FRONT DOOR
Leading to:

PORCH
Further door opening to:

ENTRANCE HALL
Stairs rising to the first floor accommodation, double radiator, under stairs storage cupboard, doors to:

LOUNGE
16'11 into bay x 11'11 (5.16m into bay x 3.63m)
Fireplace, high ceiling with picture rail, television point, radiator, double glazed bay window to front aspect.

KITCHEN
11' x 10'8 (3.35m x 3.25m)
Fitted with a matching range of eye and base level cupboards and drawers with worksurfaces over, wood laminate flooring, space for gas cooker, part tiled walls, space for tall fridge freezer, inset drainer-sink unit with mixer tap, opening to:

DINING ROOM
14'10 x 14'8 (4.52m x 4.47m)
Built in storage, double radiator, single radiator, double glazed sliding doors with windows either side to the rear aspect, having views and access onto the garden.

DOWNSTAIRS SHOWER ROOM
Walk-in shower enclosure, wc, part tiled walls, built in storage, space and plumbing for washing machine.

FIRST FLOOR LANDING
Leading to:

BEDROOM
16'3 into bay x 11'2 (4.95m into bay x 3.40m)
Picture rail, radiator, double glazed bay window to front aspect.

BEDROOM
11'1 x 11' (3.38m x 3.35m)
Dado rail, loft hatch, radiator, double glazed window to rear aspect with views onto the garden.

BEDROOM
10'3 x 6'3 (3.12m x 1.91m)
Picture rail, radiator, double glazed window to front aspect.

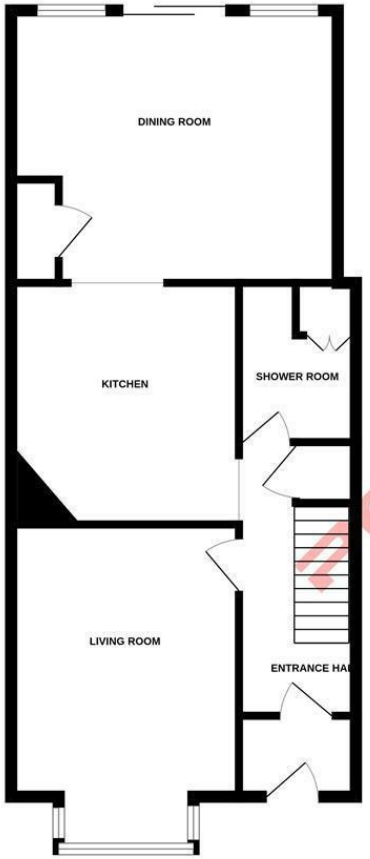
BATHROOM
Bath with mixer tap and shower attachment, wc, pedestal wash hand basin, tiled walls, radiator, double glazed pattern glass window to rear aspect.

OUTSIDE - FRONT
Off road parking.

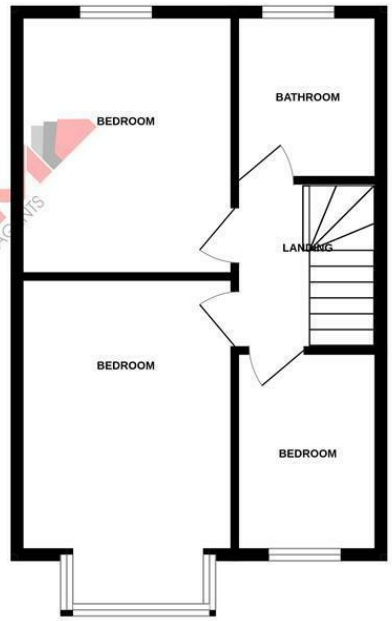
REAR GARDEN
Patio abutting the property, gated side access to the front, area of lawn, steps down to a further section of garden with large potting shed, fenced boundaries. The garden enjoys plenty of sunshine throughout the day.

Council Tax Band: B

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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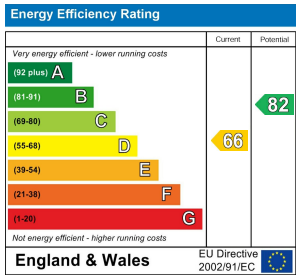

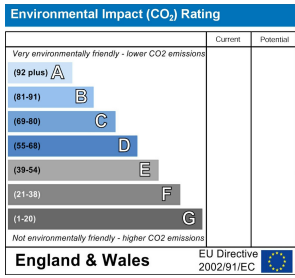

PCM endeavour to maintain accurate depictions of properties in Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection. PCM have not tested any services, appliances, equipment or facilities, and nothing in these details should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