



**2, Ashbrook Road, St. Leonards-On-Sea, TN37
7EH**

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Price £350,000

PCM Estate Agents are delighted to welcome to the market this beautifully presented THREE BEDROOM OLDER STYLE SEMI-DETACHED FAMILY HOME, offered in SUPERB CONDITION throughout and boasting an attractive façade with excellent kerb appeal.

The property is approached via a block-paved driveway providing OFF ROAD PARKING for two to three vehicles. Internally, the well-proportioned accommodation is arranged over two floors and comprises a welcoming porch leading into the entrance hall. From here, there is access to a COMFORTABLE LOUNGE and a separate WELL-EQUIPPED KITCHEN which opens into a CONSERVATORY currently utilised as a dining area, creating a bright and versatile living space. To the first floor, the property offers THREE BEDROOMS along with a MODERN SHOWER ROOM positioned off the landing.

This CHARMING OLDER STYLE HOME benefits from modern comforts including gas-fired central heating and double glazed windows throughout. To the rear is a level, low-maintenance, FAMILY FRIENDLY GARDEN, ideal for both relaxation and entertaining.

Conveniently located within easy reach of local amenities and highly regarded schooling establishments, this delightful home would make an ideal purchase for families and those seeking a well-presented property in a popular residential location.

DOUBLE GLAZED FRONT DOOR

Opening into:

WELCOMING PORCH

Windows to both side and front elevations, ample space for coats and shoes, further wooden partially glazed door opening to:

ENTRANCE HALL

Stairs rising to upper floor accommodation, radiator, picture rail, under stairs storage cupboard, archway through to kitchen, wall mounted thermostat control for gas fired central heating, wall mounted security alarm pad, door opening to:

LIVING ROOM

16' into bay x 11' (4.88m into bay x 3.35m)

Television and telephone points, two radiator, picture rail, fireplace, double glazed bay window to front aspect.

KITCHEN

16'7 max x 11'3 max narrowing to 7'2 (5.05m max x 3.43m max narrowing to 2.18m)
Fitted with a matching range of eye and base level cupboards and drawers with worksurfaces over, electric Bosch hob with fitted cooker hood over, waist level double

oven and grill, resin one & ½ bowl drainer-sink with mixer tap, space and plumbing for washing machine, tumble dryer and dishwasher, integrated fridge freezer, wall mounted boiler, radiator, double glazed window and French doors to rear aspect with views and access into:

CONSERVATORY/ DINING ROOM

15'1 x 10'7 (4.60m x 3.23m)

Part brick construction, radiator, double glazed windows to both side and rear elevations having lovely views over the garden, French doors providing access to the garden. Some of the windows and roof do have a film that helps to retain heat and provides more privacy.

FIRST FLOOR LANDING

Loft hatch providing access to loft space, double glazed window with pattern glass to side aspect.

BEDROOM

16' max x 10'4 (4.88m max x 3.15m)

Picture rail, fireplace, radiator, double glazed bay window to front aspect.

BEDROOM

11'8 x 10'5 (3.56m x 3.18m)

Fireplace, picture rail, radiator, double glazed window to rear aspect.

BEDROOM

8'6 x 6'6 (2.59m x 1.98m)

Radiator, double glazed apex window to front aspect.

SHOWER ROOM

Good sized corner shower enclosure with shower, dual flush low level wc, pedestal wash hand basin with chrome mixer tap, heated towel rail, tiled walls, double glazed pattern glass window to rear aspect.

OUTSIDE - FRONT

Substantial block paved drive providing off road parking for multiple vehicles, five bar wooden gate, fenced boundaries.

REAR GARDEN

Good size and low-maintenance with a canopied decked patio area, lawned area, planted borders with established plants and shrubs, storage shed with front and rear doors providing access to the driveway, additional shed/ workshop at the bottom of the garden with power and light.

Council Tax Band: C

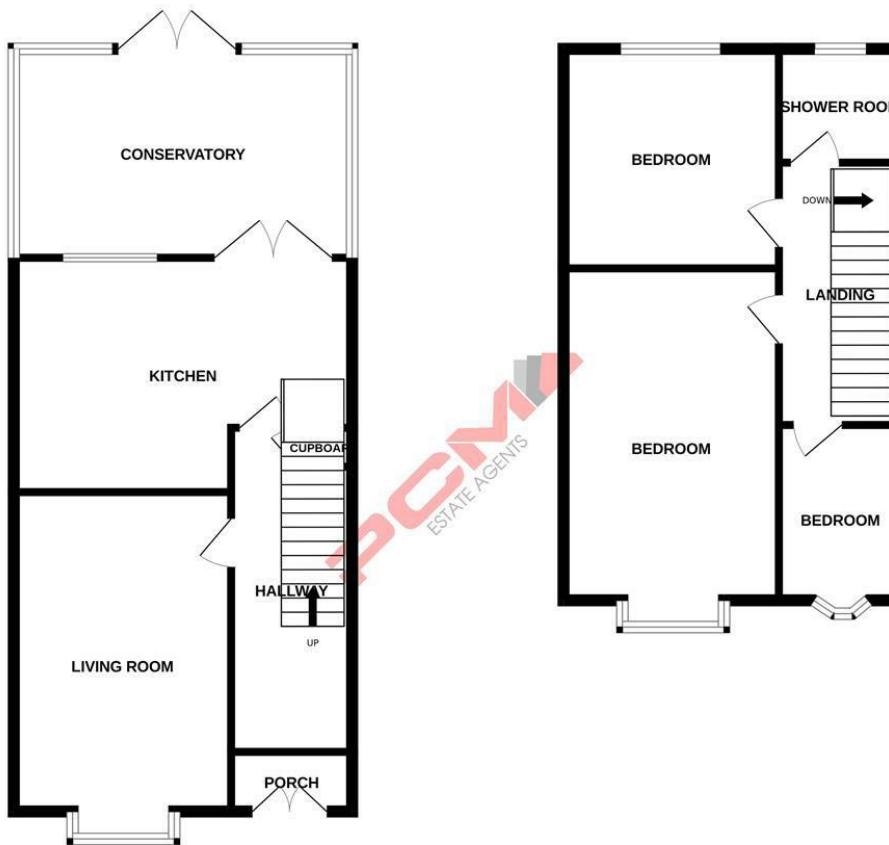






GROUND FLOOR

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 inaccuracy. The floorplan is for guidance 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			
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			
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.