



ESTATE AGENTS

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**Offers In Excess Of £400,000**

PCM Estate Agents are delighted to present to the market this BEAUTIFULLY RENOVATED THREE BEDROOM 1930's SEMI-DETACHED HOME with LARGE REAR GARDEN and a DRIVEWAY perfectly positioned in one of St Leonards-on-Sea's most desirable enclaves.

Positioned Just a short stroll from an eclectic mix of independent shops, artisan cafés, and boutiques, along with the seafront, local tennis club, and Warrior Square mainline station with convenient links to London, this charming home is perfectly positioned for convenience and comfort.

Sympathetically refurbished throughout, the property has been tastefully modernised while celebrating its 1930s heritage, RETAINING PERIOD FEATURES such as stained-glass windows and an elegant original front door. Contemporary updates include a STYLISH KITCHEN-DINER, feature LOG BURNER, gas central heating and double glazing, ensuring it combines timeless character with everyday practicality.

The ground floor offers a welcoming lounge centred around the log burner, creating a warm and inviting space to relax. The BESPOKE KITCHEN-DINER forms the heart of the home, fitted with a wooden breakfast bar, butler sink, and a full range of INTEGRATED APPLIANCES, with ample space for family dining and entertaining, from here you can also take in some lovely townscape views from the large windows which also allows lots of light to fill the space. A convenient DOWNSTAIRS CLOAKROOM completes the ground floor. Upstairs, there are THREE WELL-PROPORTIONED BEDROOMS, including two generous doubles, and a beautifully appointed family bathroom with both a bath and separate shower.

Outside, the property continues to impress with a versatile UNDERCROFT SPACE ideal for use as a studio, garden room, or playroom, alongside a LARGE REAR GARDEN, perfect for relaxing or entertaining.

Homes of this calibre, in such a sought-after pocket of St Leonards, rarely become available. Early viewing is highly recommended to avoid missing out on this exceptional home.

#### **SINGLE GLAZED FRONT DOOR**

Opening to:

#### **STORM PORCH**

5'7 x 4'6 (1.70m x 1.37m)

Single glazed windows to front and side aspects, providing ample storage space for coats and shoes, wooden stained glass front door and stained glass window, opening to:

#### **ENTRANCE HALL**

Stairs rising to the first floor landing with storage cupboard beneath, thermostat, radiator, door opening to:

#### **LOUNGE**

15'1 into bay x 14'3 (4.60m max into bay x 4.34m)

Feature fire surround with stone hearth, feature log burner, wood flooring, radiator, double glazed box bay window to front aspect overlooking the front garden.

#### **KITCHEN-DINER**

21'7 x 10'7 (6.58m x 3.23m)

Benefitting from a range of eye and base level units, wooden countertop, breakfast bar with integrated butler sink with mixer tap, integrated dishwasher with storage beneath and seating to the opposite side. The main kitchen area comprises an integrated fridge freezer, integrated washing machine, integrated

Lamona microwave oven and space for a freestanding five ring gas range cooker (negotiable) with extractor over. Dining area providing ample space for a large dining table, storage cupboard under stairs, double glazed window to rear aspect and double glazed French doors opening to the rear decked area and garden.

#### **DOWNSTAIRS WC**

Dual flush wc, wash hand basin with mixer tap, part tiled walls, extractor fan.

#### **FIRST FLOOR LANDING**

Loft hatch, single glazed stained glass window to side aspect providing ample light into the hallway.

#### **BEDROOM**

14'4 x 14' into bay (4.37m x 4.27m into bay )

Radiator, double glazed window to front aspect.

#### **BEDROOM**

13'9 into bay x 10'9 (4.19m into bay x 3.28m)

Radiator, double glazed window to rear aspect providing a pleasant view over the rear garden and far reaching views beyond.

#### **BEDROOM**

9'5 x 7' (2.87m x 2.13m)

Radiator, double glazed window to rear aspect.

#### **FAMILY BATHROOM**

Spacious with a freestanding double tray shower cubicle, bath with mixer tap, dual flush wc, wash basin with mixer tap and storage beneath, opening housing the immersion tank with shelving above, radiator, frosted UPVC window to side aspect.

#### **OUTSIDE - REAR**

Decked area with steps descending to an area of patio, providing an ample seating and entertaining space, storage shed, large area of lawn, in need of cultivation but being an excellent size and ideal for families to enjoy. The garden offers potential for landscaping and a lovely decked space, ideal for enjoying those summer evenings. Wooden door opening to:

#### **OUTSIDE WC**

Dual flush wc, wash basin with mixer tap, radiator.

#### **PLAYROOM/ OFFICE SPACE**

11'5 x 8'5 (3.48m x 2.57m)

Accessed via the rear garden with French doors. Radiator, inset ceiling spotlights, further storage cupboard.

#### **OUTSIDE - FRONT**

Off road parking for two vehicles, area of lawn, side access.

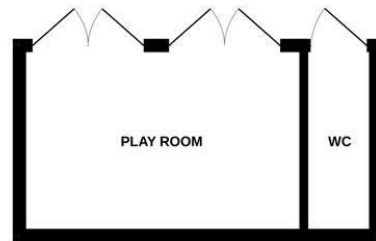
Council Tax Band: D



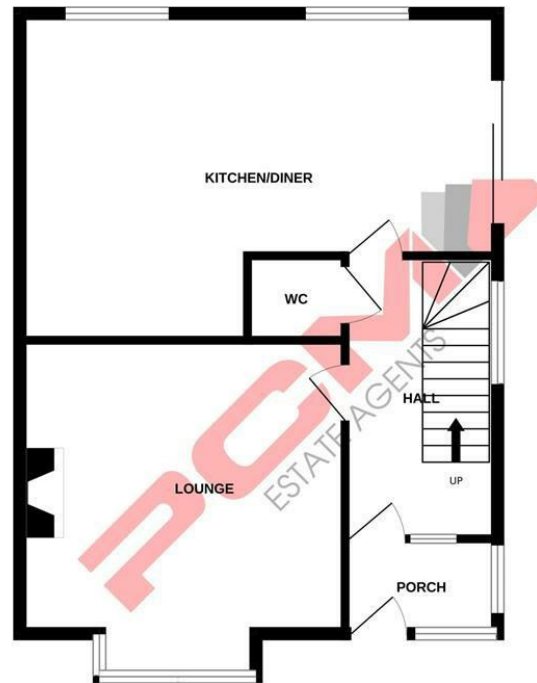




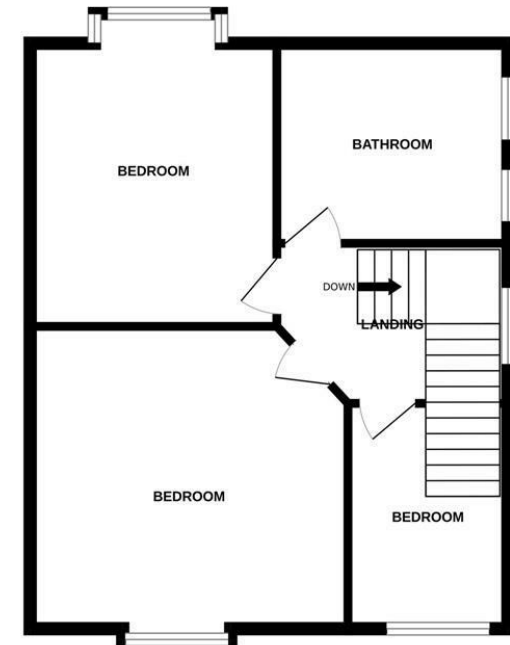
BASEMENT



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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| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) <b>A</b>                          |         | <b>86</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 |         |           |
| England & Wales                             |         |           |
| 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 |         |           |
| 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.